



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, October 4, 2016

6:00 p.m.

City Hall Conference Room

800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: September 6, 2016

New Business:

1. EDC 2016-49 Building Permit Report for August 2016
2. EDC 2016-50 Building Inspection Report for August 2016
3. EDC 2016-51 Property Maintenance Report for August 2016
4. EDC 2016-52 Economic Development Report
5. EDC 2016-53 Downtown TIF – Redevelopment of 202 - 206 S. Bridge Street

Old Business:

Additional Business:

2016/2017 City Council Goals – Economic Development Committee

Goal	Priority	Staff
“Downtown Planning”	1	Bart Olson & Krysti Barksdale-Noble
“Southside Development”	2	Bart Olson & Krysti Barksdale-Noble
“Capital Improvement Plan”	4	Bart Olson & Krysti Barksdale-Noble
“Manufacturing and Industrial Development”	5	Krysti Barksdale-Noble
“Revenue Growth”	8	Krysti Barksdale-Noble
“Filling Storefronts”	15	Krysti Barksdale-Noble
“BUILD Program to General Fund”	17	Bart Olson & Krysti Barksdale-Noble

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, October 4, 2016
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. September 6, 2016
 - Approved _____
 - As presented
 - With corrections

NEW BUSINESS:

1. EDC 2016-49 Building Permit Report for August 2016
 - Moved forward to CC _____ consent agenda? Y N
 - Approved by Committee _____
 - Bring back to Committee _____
 - Informational Item
 - Notes _____
-
-

2. EDC 2016-50 Building Inspection Report for August 2016

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

3. EDC 2016-51 Property Maintenance Report for August 2016

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

4. EDC 2016-52 Economic Development Report

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

5. EDC 2016-53 Downtown TIF – Redevelopment of 202 – 206 S. Bridge Street

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

OLD BUSINESS:

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – September 6, 2016

Meeting and Date: EDC – October 4, 2016

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: _____
Name Department

Agenda Item Notes:

DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, September 6, 2016, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Chris Funkhouser
Alderman Diane Teeling

Absent: Alderman Carlo Colosimo

Other City Officials

City Administrator Bart Olson
Interim Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos
Senior Planner Jason Engberg

Other Guests

City Consultant Lynn Dubajic
Kendall Marketplace Representative Gavin Smith

The meeting was called to order by Chairman Ken Koch at 6:18pm.

Citizen Comments: None

Minutes for Correction/Approval: July 5, 2016

The minutes were approved as presented.

New Business

1. EDC 2016-42 Building Permit Report for June and July 2016

In June, 15 new BUILD permits were added for a total of 67 for the year. There were also 13 commercial permits issued including the Dunkin Donuts on the south side. No further action.

2. EDC 2016-43 Building Inspection Report for June and July 2016

Inspections for June totaled 313, most of them being residential and also some commercial. No further action.

3. EDC 2016-44 Property Maintenance Report for June and July 2016

Mr. Ratos reported 32 property maintenance cases in June including a sweep of the downtown. The sawmill was found liable and was ticketed. Cases involving downtown Boombah-owned properties/structures were dismissed since they will be demolished after gas lines are removed. No further action.

4. EDC 2016-45 Economic Development Update

Lynn Dubajic reported the following information for August:

1. Crusade Burger Bar expanded their menu
2. Cobblestone to re-open next year under new name
3. Working with Imperial Investments
4. Had inquiries on downtown properties
5. Dunkin Donuts underway on south side
6. Met with developer regarding grocery store on south side, however, developer found it took only 4.5 minutes from south side to City Hall/north side
7. Triple 7 Motorsports signed lease in former D&H Ag building, will need rezoning
8. Working with Kendall Marketplace on national retailer. Also working with owner of center to host a golf outing at Blackberry Oaks for commercial brokerage firms and they will receive tour of shopping center, 100 people invited
9. Working with individual user on Eldamain
10. Assisting Justine Brummel with rec center, has closed on property, possible opening in spring
- 11.** City is a member of Kendall Economic Development Alliance Group and will hold an economic forecast breakfast October 21, 7:30-9:30am, hosted by surrounding communities. Speaker is from Federal Reserve Bank.

5. EDC 2016-46 Ordinance Amending the City Code as it Relates to Littering

Ms. Noble said the current code states a police officer must issue a citation for littering, therefore, disallowing the code officials to do so. The language from the state statute was added to the city code for adoption to allow code officials to issue citations. Additional restrictions on littering were added as well. This will clarify the language and strengthens the city's ability to respond and enforce.

It was thought that video of an offense could not be used to cite someone, however, it could act as evidence. It was noted in the case of home construction, debris becomes trash after the permit expires. This item moves to the full Council.

6. EDC 2016-47 Sugar Grove Boundary Agreement

Staff is looking at communities that do or don't have agreements with the City as part of the Comprehensive Plan. The agreement with Sugar Grove expires in 2020. An update of the section regarding Baseline Road was done and some language was removed regarding obligations in the event of development, etc. Some new items were also added. Ms. Noble detailed some of the other points of the agreement. The Baseline bridge that needs to be replaced/repared was also discussed. Alderman Funkhouser stated that the bridge is the City's responsibility at this point, however, if development was

triggered, the costs would be split with Sugar Grove. The committee was OK with this agreement and it will move to an upcoming Public Hearing

8. PZC 2016-03 Kendall Marketplace – Sign Variance (out of sequence)

Mr. Engberg said the right-of-way is expanding at Rt. 34 and Isabel Dr. The monument sign at this location for Kendall Marketplace, will be less than 5 feet away from any lot line and will be within a foot of the right of way. It will become a legal non-conforming sign. The code states that after 5 years of non-compliance, a sign must be taken down, so the shopping center owners are being proactive by requesting the variance at this time. The committee was OK with this and it will be approved by the PZC committee per City code.

7. EDC 2016-48 Extension of B.U.I.L.D. Program (out of sequence)

The program was begun in 2012 and an extension to December 2017 is being requested. Mr. Engberg said surveys consistently favor the program and it is influential to building in Yorkville. The building permits have also remained high in relationship to most area cities. Mr. Ratos said 64 permits for B.U.I.L.D. have been issued as of last month. Alderman Funkhouser said he still favors the program, though he suggested a scaleback or capping in 2018. Alderman Teeling also approves continuing the program. Alderman Koch also approves and is hoping for a south-side grocery store. He suggested a separate line item in the budget for this program. He has concern for shorting city services due to waiver of fees. Administrator Olson said the program should be reflected in the general fund and as a result of a healthy general fund, the City's bond rating has improved.

The committee was OK with continuation of the program and Alderman Funkhouser noted that additional houses provides more taxes, etc. in the future.

Old Business None

Additional Business None

There was no further business and the meeting adjourned at 7:02pm.

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 type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

NB #1

Tracking Number

EDC 2016-49

Agenda Item Summary Memo

Title: Building Permit Report for August 2016

Meeting and Date: EDC – October 4, 2016

Synopsis: All permits issued in August 2016

Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

AUGUST 2016

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D <i>Single Family Detached Program Begins 1/1/2012</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
August 2016	111	14	8	0	0	5	0	84	4,629,520.00	222,365.74
Calendar Year 2016	613	28	72	0	0	81	0	432	25,680,285.00	1,216,160.38
Fiscal Period 2016	392	21	42	0	0	40	0	289	17,189,109.00	751,959.04
August 2015	51	1	3	0	0	12	0	35	1,313,973.00	41,709.08
Calendar Year 2015	419	6	50	0	0	75	0	288	43,166,375.00	791,403.17
Fiscal Period 2015	274	5	28	0	0	38	0	203	7,660,365.00	401,472.71
August 2014	57	0	13	0	0	14	0	30	7,706,799.00	223,516.73
Calendar Year 2014	409	6	44	0	0	71	0	288	19,216,222.00	782,410.99
Fiscal Period 2014	269	1	26	0	0	38	0	204	14,436,377.00	454,443.96
August 2013	59	3	4	0	0	10	0	42	2,465,389.00	96,581.04
Calendar Year 2013	438	28	42	0	0	86	0	282	14,982,038.00	939,114.55
Fiscal Period 2013	274	15	22	0	0	42	0	195	8,482,947.00	473,725.17



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

Agenda Item Number

NB #2

Tracking Number

EDC 2016-50

Agenda Item Summary Memo

Title: Building Inspection Report for August 2016

Meeting and Date: EDC – October 4, 2016

Synopsis: All inspections scheduled in August 2016

Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	AM 002-FIN FINAL INSPECTION	20140011	573 POPLAR DR	165		08/05/2016
PR	_____	009-RFR ROUGH FRAMING	20150388	120 E VETERANS PKWY	2	08/08/2016	
PR	_____	010-PPS PRE-POUR, SLAB ON GRADE Comments1: CURB, GUTTER, TRASH ENCLOSURE & VESTIBUL Comments2: E					08/15/2016
PR	_____	011-RFR ROUGH FRAMING Comments1: PARTIAL					08/12/2016
PR	_____	012-REL ROUGH ELECTRICAL					08/15/2016
PR	_____	013-PLR PLUMBING - ROUGH					08/15/2016
PR	_____	PM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: TRASH ENCLOSURE, BACK ENTRANCE, VESTIBUL Comments2: E					08/17/2016
PR	_____	015-RFR ROUGH FRAMING					08/17/2016
PR	_____	016-REL ROUGH ELECTRICAL Comments1: LIGHT POLE BASES					08/17/2016
BC	10:00	017-EPW ENGINEERING- PUBLIC WALK					08/22/2016
PR	_____	018-EPW ENGINEERING- PUBLIC WALK Comments1: CURB GUTTER & WALK					08/23/2016
BC	_____	003-FIN FINAL INSPECTION	20150401	2702 ELDEN DR	273		08/10/2016
PR	_____	013-FIN FINAL INSPECTION	20150522	611 SUTTON ST	161		08/04/2016
PR	_____	014-PLF PLUMBING - FINAL OSR READ					08/04/2016
TK	_____	015-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE/WATER BAN					08/04/2016
TK	_____	018-EFL ENGINEERING - FINAL INSPE Comments1: NO PARKWAY TREE, WATERING BAN ON OK TO T Comments2: EMP	20150650	2649 LILAC WAY	316		08/02/2016
BC	_____	013-WKS PUBLIC & SERVICE WALKS	20160006	781 KENTSHIRE DR	141		08/08/2016
PR	_____	014-INS INSULATION					08/01/2016
PR	_____	014-FIN FINAL INSPECTION	20160039	479 SUTTON ST	210		08/23/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	015-PLF PLUMBING - FINAL OSR READ					08/23/2016
TK	_____	016-EFL ENGINEERING - FINAL INSPE Comments1: TREE					08/23/2016
PR	_____	019-FIN FINAL INSPECTION	20160047	2688 LILAC WAY	380		08/10/2016
PR	_____	020-PLF PLUMBING - FINAL OSR READ					08/10/2016
TK	_____	021-EFL ENGINEERING - FINAL INSPE Comments1: NO TREE					08/10/2016
PR	_____	012-FIN FINAL INSPECTION	20160048	2698 LILAC WAY	381		08/17/2016
PR	_____	013-PLF PLUMBING - FINAL OSR READ					08/17/2016
TK	_____	014-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE, DAMAGED SQUARE OF PUBLIC W Comments2: ALK					08/18/2016
PR	_____	008-PLU PLUMBING - UNDERSLAB	20160049	2677 EMERALD LN	384		08/09/2016
BC	_____	009-BSM BASEMENT FLOOR					08/11/2016
BC	_____	010-GAR GARAGE FLOOR					08/11/2016
BC	_____	011-STP STOOP					08/11/2016
PR	_____ AM	012-SUM SUMP					08/24/2016
BC	_____ AM	014-WKS PUBLIC & SERVICE WALKS	20160050	2657 EMERALD LN	386		08/03/2016
PR	_____	015-FIN FINAL INSPECTION					08/25/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ					08/25/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE					08/25/2016
TK	_____	018-REI REINSPECTION	20160060	2484 ELLSWORTH DR	355		08/09/2016
BC	_____	013-EPW ENGINEERING- PUBLIC WALK	20160080	771 GREENFIELD TURN	58	08/11/2016	
BC	_____	014-EPW ENGINEERING- PUBLIC WALK					08/10/2016
PR	_____	014-FIN FINAL INSPECTION	20160085	448 SUTTON ST	229		08/23/2016
PR	_____	015-PLF PLUMBING - FINAL OSR READ					08/23/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
TK	_____	016-EFL ENGINEERING - FINAL INSPE					08/23/2016
		Comments1: BBOX BROKEN					
TK	_____	017-REI REINSPECTION					08/24/2016
		Comments1: BBOX OK TO TEMP					
PR	_____	AM 013-WKS PUBLIC & SERVICE WALKS	20160086	491 SUTTON ST	211		08/02/2016
PR	_____	014-FIN FINAL INSPECTION				08/25/2016	
PR	_____	015-PLF PLUMBING - FINAL OSR READ				08/25/2016	
TK	_____	016-EFL ENGINEERING - FINAL INSPE				08/25/2016	
_____	_____	AM 019-EPW ENGINEERING- PUBLIC WALK	20160087	763 KENTSHIRE DR	139	08/17/2016	
PR	_____	001-BND POOL BONDING	20160109	772 GREENFIELD TURN	106		08/10/2016
BC	_____	002-TRN TRENCH - (GAS, ELECTRIC,					08/10/2016
PR	_____	003-TRN TRENCH - (GAS, ELECTRIC,					08/12/2016
		Comments1: GAS FOR POOL					
BC	_____	001-RFR ROUGH FRAMING	20160118	308 HEUSTIS ST			08/02/2016
		Comments1: SOFFET & FASCIA					
PR	_____	013-FIN FINAL INSPECTION	20160121	812 CAULFIELD PT	110		08/22/2016
PR	_____	014-PLF PLUMBING - FINAL OSR READ					08/22/2016
TK	_____	015-EFL ENGINEERING - FINAL INSPE					08/22/2016
		Comments1: OK TO TEMP --FINAL GRADE & TREE REQUIRED					
PR	_____	011-FIN FINAL INSPECTION	20160122	801 CAULFIELD PT	106		08/24/2016
PR	_____	012-PLF PLUMBING - FINAL OSR READ					08/24/2016
TK	_____	013-EFL ENGINEERING - FINAL INSPE					08/24/2016
PR	_____	013-FIN FINAL INSPECTION	20160123	2602 FAIRFAX WAY	277		08/04/2016
PR	_____	014-PLF PLUMBING - FINAL OSR READ					08/04/2016
TK	_____	015-EFL ENGINEERING - FINAL INSPE					08/04/2016
		Comments1: PARKWAY TREE/WATER BAN					
PR	_____	016-SUM SUMP					08/10/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	010-EPW ENGINEERING- PUBLIC WALK	20160149	761 GREENFIELD TURN	62		08/10/2016
PR	_____	011-FIN FINAL INSPECTION				08/26/2016	
PR	_____	012-PLF PLUMBING - FINAL OSR READ				08/26/2016	
BC	_____	003-REI REINSPECTION	20160177	310 E RIDGE ST	9		08/24/2016
PR	_____	009-RFR ROUGH FRAMING	20160179	2639 LILAC WAY	315		08/01/2016
PR	_____	010-REL ROUGH ELECTRICAL					08/01/2016
PR	_____	011-RMC ROUGH MECHANICAL					08/01/2016
PR	_____	012-INS INSULATION					08/03/2016
PR	_____	013-PLR PLUMBING - ROUGH					08/01/2016
BC	_____	014-WKS PUBLIC & SERVICE WALKS					08/31/2016
PR	_____	001-FTG FOOTING	20160180	2731 LILAC CT	325		08/05/2016
BC	_____ AM	002-FOU FOUNDATION					08/10/2016
PR	_____ PM	003-ESW ENGINEERING - SEWER / WAT					08/17/2016
PR	_____	004-BKF BACKFILL					08/16/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					08/25/2016
BC	_____	014-WKS PUBLIC & SERVICE WALKS	20160181	2667 EMERALD LN	385		08/03/2016
PR	_____	015-FIN FINAL INSPECTION					08/31/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ					08/31/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: NO PARKWAY TREE, SOD BAN					08/31/2016
BC	_____ AM	015-WKS PUBLIC & SERVICE WALKS	20160182	2669 LILAC WAY	318		08/23/2016
PR	_____	010-REL ROUGH ELECTRICAL	20160183	1378 SLATE CT	382		08/16/2016
PR	_____	011-RFR ROUGH FRAMING					08/16/2016
PR	_____	012-RMC ROUGH MECHANICAL					08/16/2016
PR	_____	013-PLR PLUMBING - ROUGH					08/16/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	014-INS INSULATION					08/19/2016
PR	_____	011-RFR ROUGH FRAMING	20160184	1408 SLATE CT	348		08/09/2016
PR	_____	012-REL ROUGH ELECTRICAL					08/09/2016
PR	_____	013-RMC ROUGH MECHANICAL					08/09/2016
PR	_____	014-PLR PLUMBING - ROUGH					08/09/2016
PR	_____	015-INS INSULATION					08/11/2016
BC	_____	016-WKS PUBLIC & SERVICE WALKS					08/31/2016
PR	_____	007-RFR ROUGH FRAMING	20160194	2575 FAIRFAX WAY	249		08/05/2016
PR	_____	008-REL ROUGH ELECTRICAL					08/05/2016
PR	_____	009-RMC ROUGH MECHANICAL					08/05/2016
PR	_____	010-PLR PLUMBING - ROUGH					08/05/2016
PR	_____ AM	011-INS INSULATION					08/10/2016
BC	_____	012-EPW ENGINEERING- PUBLIC WALK					08/17/2016
PR	_____	015-FIN FINAL INSPECTION	20160225	2951 GRANDE TRAIL	384		08/31/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ					08/31/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE					08/31/2016
PR	_____ AM	015-FIN FINAL INSPECTION	20160226	2488 ELLSWORTH CT	353		08/17/2016
PR	_____ AM	016-PLF PLUMBING - FINAL OSR READ					08/17/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE					08/16/2016
PR	_____ AM	015-FIN FINAL INSPECTION	20160227	2943 GRANDE TRAIL	383		08/17/2016
PR	_____ AM	016-PLF PLUMBING - FINAL OSR READ					08/17/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE					08/17/2016
BC	_____	003-FIN FINAL INSPECTION	20160238	1468 SLATE CT	343		08/08/2016
BC	_____	002-FIN FINAL INSPECTION	20160250	2357 WINTERTHUR GREEN	185		08/05/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	008-RFR ROUGH FRAMING	20160257	662 WINDETT RIDGE RD	153		08/16/2016
PR	_____	009-REL ROUGH ELECTRICAL					08/16/2016
PR	_____	010-RMC ROUGH MECHANICAL					08/16/2016
PR	_____	011-PLR PLUMBING - ROUGH					08/16/2016
BC	_____	012-INS INSULATION					08/17/2016
PR	_____	013-EPW ENGINEERING- PUBLIC WALK					08/26/2016
BC	_____	014-PHD POST HOLE - DECK					08/29/2016
PR	_____	010-RFR ROUGH FRAMING	20160259	547 SUTTON ST	214		08/11/2016
PR	_____	011-REL ROUGH ELECTRICAL					08/11/2016
PR	_____	012-RMC ROUGH MECHANICAL					08/11/2016
PR	_____	013-PLR PLUMBING - ROUGH					08/11/2016
BC	_____	014-INS INSULATION					08/15/2016
		Comments1: INSPECT BASEMENT INSULATION AT FINAL INS					
		Comments2: PECTIONS					
BC	_____ AM	015-PHD POST HOLE - DECK					08/17/2016
BC	_____ AM	016-WKS PUBLIC & SERVICE WALKS					08/19/2016
PR	_____	010-RFR ROUGH FRAMING	20160262	2401 FITZHUGH TURN	151		08/10/2016
PR	_____	011-REL ROUGH ELECTRICAL					08/10/2016
PR	_____	012-RMC ROUGH MECHANICAL					08/10/2016
PR	_____	013-PLR PLUMBING - ROUGH					08/10/2016
PR	_____	014-INS INSULATION					08/11/2016
BC	_____ AM	015-EPW ENGINEERING- PUBLIC WALK					08/19/2016
BC	_____ AM	014-EPW ENGINEERING- PUBLIC WALK	20160264	894 PURCELL ST	78		08/15/2016
PR	_____	004-RFR ROUGH FRAMING	20160267	1966 MEADOWLARK LN	148		08/08/2016
PR	_____	005-REL ROUGH ELECTRICAL					08/08/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 7

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	006-RMC ROUGH MECHANICAL					08/08/2016
PR	_____	007-PLR PLUMBING - ROUGH					08/08/2016
PR	_____	008-PLU PLUMBING - UNDERSLAB					08/08/2016
BC	_____	009-INS INSULATION				08/10/2016	
BC	_____	010-BSM BASEMENT FLOOR					08/12/2016
BC	_____	011-GAR GARAGE FLOOR					08/24/2016
BC	_____	012-STP STOOP					08/24/2016
BC	_____	013-EPW ENGINEERING- PUBLIC WALK					08/29/2016
BC	_____	AM 003-FTG FOOTING	20160271	147 COMMERCIAL DR	19		08/16/2016
BC	_____	004-PPS PRE-POUR, SLAB ON GRADE					08/22/2016
PR	_____	005-FIN FINAL INSPECTION	20160275	10 SARAVANOS DR	1		08/12/2016
PR	_____	006-PLF PLUMBING - FINAL OSR READ					08/12/2016
MT	_____	007-FFD BKFD FINAL INSPECTION Comments1: SPOKE TO FIRE MARSHAL 8-15-16, VERBAL AP Comments2: PROVAL					08/12/2016
BC	_____	004-BKF BACKFILL	20160276	104 BEAVER ST			08/12/2016
PR	_____	009-RFR ROUGH FRAMING	20160278	2486 ELLSWORTH CT	354		08/01/2016
PR	_____	010-REL ROUGH ELECTRICAL					08/01/2016
PR	_____	011-RMC ROUGH MECHANICAL					08/01/2016
PR	_____	012-PLR PLUMBING - ROUGH					08/01/2016
PR	_____	013-INS INSULATION					08/03/2016
BC	11:00	014-WKS PUBLIC & SERVICE WALKS					08/04/2016
PR	_____	008-RFR ROUGH FRAMING	20160283	2692 FAIRFAX WAY	262		08/18/2016
PR	_____	009-REL ROUGH ELECTRICAL					08/18/2016
PR	_____	010-RMC ROUGH MECHANICAL					08/18/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 8

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	PM 011-PLR PLUMBING - ROUGH					08/18/2016
PR	_____	PM 012-INS INSULATION					08/22/2016
_____	_____	013-WKS PUBLIC & SERVICE WALKS				08/29/2016	
BC	_____	008-PHD POST HOLE - DECK	20160284	731 WINDETT RIDGE RD	86		08/29/2016
PR	_____	AM 005-PLU PLUMBING - UNDERSLAB	20160291	1830 S BRIDGE ST			08/04/2016
PR	_____	006-PPS PRE-POUR, SLAB ON GRADE					08/15/2016
BC	_____	005-BSM BASEMENT FLOOR	20160298	1272 DEERPATH DR	229		08/10/2016
PR	_____	006-RFR ROUGH FRAMING					08/10/2016
PR	_____	007-REL ROUGH ELECTRICAL					08/10/2016
PR	_____	008-RMC ROUGH MECHANICAL					08/10/2016
PR	_____	009-PLR PLUMBING - ROUGH					08/10/2016
PR	_____	PM 010-INS INSULATION					08/17/2016
PR	_____	011-GAR GARAGE FLOOR					08/18/2016
PR	_____	005-ESW ENGINEERING - SEWER / WAT	20160304	455 SUTTON ST	208		08/04/2016
PR	_____	006-PLU PLUMBING - UNDERSLAB					08/10/2016
PR	_____	AM 007-BSM BASEMENT FLOOR					08/11/2016
PR	_____	AM 008-GAR GARAGE FLOOR					08/11/2016
PR	_____	AM 001-FTG FOOTING	20160305	2459 FAIRFAX WAY	244		08/26/2016
PR	_____	AM 002-FOU FOUNDATION					08/29/2016
PR	_____	001-FIN FINAL INSPECTION	20160315	903 S CARLY CIR	98		08/09/2016
PR	_____	008-RFR ROUGH FRAMING	20160326	885 PURCELL ST	69		08/10/2016
		Comments1: ANCHOR BOLTS IN GARAGE SUPPORT STAIR UND					
		Comments2: ER FROM LANDING UP					
PR	_____	009-REL ROUGH ELECTRICAL					08/10/2016
PR	_____	010-RMC ROUGH MECHANICAL					08/10/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 9

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	011-PLR PLUMBING - ROUGH					08/10/2016
PR	_____	012-REI REINSPECTION Comments1: ROUGH FRAMING					08/12/2016
PR	_____	013-INS INSULATION					08/12/2016
BC	_____	AM 014-EPW ENGINEERING- PUBLIC WALK					08/15/2016
BC	09:00	001-PHF POST HOLE - FENCE	20160334	2901 ELLSWORTH DR	414		08/04/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB	20160338	1132 KATE DR	40		08/16/2016
BC	_____	006-BSM BASEMENT FLOOR					08/24/2016
BC	_____	002-FIN FINAL INSPECTION	20160342	4452 PLEASANT CT	1197		08/16/2016
PR	_____	AM 003-BKF BACKFILL	20160360	2441 WILTON CT	130		08/03/2016
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					08/08/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					08/11/2016
BC	_____	AM 006-BSM BASEMENT FLOOR					08/16/2016
BC	_____	AM 007-GAR GARAGE FLOOR					08/16/2016
BC	_____	AM 010-PHD POST HOLE - DECK Comments1: STOOP	20160361	2712 PHELPS CT	273		08/17/2016
PR	_____	011-RFR ROUGH FRAMING					08/25/2016
PR	_____	012-REL ROUGH ELECTRICAL					08/25/2016
PR	_____	013-RMC ROUGH MECHANICAL					08/25/2016
PR	_____	014-PLR PLUMBING - ROUGH					08/25/2016
BC	_____	015-INS INSULATION Comments1: INSPECT BASEMENT AT FINAL					08/29/2016
PR	_____	006-BSM BASEMENT FLOOR	20160363	402 WINDETT RIDGE RD	194		08/02/2016
PR	_____	007-GAR GARAGE FLOOR					08/02/2016
BC	_____	008-CRL CRAWL SPACE					08/02/2016
PR	_____	010-RFR ROUGH FRAMING	20160364	2682 FAIRFAX WAY	263		08/24/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 10

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	011-REL ROUGH ELECTRICAL					08/24/2016
PR	_____	012-RMC ROUGH MECHANICAL					08/24/2016
PR	_____	013-PLR PLUMBING - ROUGH					08/24/2016
PR	_____	014-INS INSULATION					08/26/2016
PR	_____	009-SUM SUMP	20160370	2668 LILAC WAY	378		08/02/2016
PR	_____	010-RFR ROUGH FRAMING					08/24/2016
PR	_____	011-REL ROUGH ELECTRICAL					08/24/2016
PR	_____	012-RMC ROUGH MECHANICAL					08/24/2016
PR	_____	013-PLR PLUMBING - ROUGH					08/24/2016
PR	_____	014-INS INSULATION					08/26/2016
BC	_____	015-WKS PUBLIC & SERVICE WALKS					08/31/2016
PR	_____	006-RFR ROUGH FRAMING	20160386	889 N CARLY CIR	20		08/23/2016
PR	_____	007-REL ROUGH ELECTRICAL					08/23/2016
PR	_____	008-RMC ROUGH MECHANICAL					08/23/2016
PR	_____	009-PLR PLUMBING - ROUGH					08/23/2016
PR	_____	010-INS INSULATION					08/26/2016
BC	_____	001-FIN FINAL INSPECTION	20160387	204 CENTER PKWY	63		08/10/2016
PR	_____	006-FIN FINAL INSPECTION	20160392	1452 SYCAMORE ST			08/26/2016
PR	_____	007-PLF PLUMBING - FINAL OSR READ					08/26/2016
BC	_____	001-PHF POST HOLE - FENCE	20160395	2678 LILAC WAY	379		08/23/2016
PR	_____	001-FTG FOOTING	20160398	2611 LILAC WAY	310		08/08/2016
BC	_____ AM	002-FOU FOUNDATION					08/12/2016
BC	_____	003-BKF BACKFILL					08/18/2016
PR	_____ PM	004-ESW ENGINEERING - SEWER / WAT					08/22/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 11

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	005-PLU PLUMBING - UNDERSLAB					08/25/2016
BC	_____	006-BSM BASEMENT FLOOR					08/31/2016
BC	_____	007-GAR GARAGE FLOOR					08/31/2016
BC	_____	008-STP STOOP					08/31/2016
BC	_____	PM 003-BKF BACKFILL	20160399	2659 LILAC WAY	317		08/03/2016
PR	_____	AM 004-ESW ENGINEERING - SEWER / WAT					08/03/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					08/09/2016
BC	_____	006-BSM BASEMENT FLOOR					08/11/2016
BC	_____	007-GAR GARAGE FLOOR					08/11/2016
BC	_____	AM 008-STP STOOP					08/11/2016
PR	_____	AM 009-SUM SUMP					08/19/2016
BC	_____	003-BKF BACKFILL	20160400	2741 LILAC CT	326		08/02/2016
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					08/03/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					08/09/2016
BC	_____	006-GAR GARAGE FLOOR					08/15/2016
BC	_____	007-BSM BASEMENT FLOOR					08/15/2016
BC	_____	008-STP STOOP					08/15/2016
PR	_____	AM 009-SUM SUMP					08/19/2016
PR	_____	009-SUM SUMP	20160401	2711 LILAC CT	323		08/02/2016
BC	_____	008-PHD POST HOLE - DECK	20160408	711 WINDETT RIDGE RD	85		08/29/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB	20160409	2662 FAIRFAX WAY	264		08/03/2016
PR	_____	006-BSM BASEMENT FLOOR					08/03/2016
PR	_____	007-GAR GARAGE FLOOR					08/03/2016
PR	_____	008-CRL CRAWL SPACE					08/03/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 12

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	AM 009-SUM SUMP					08/23/2016
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT	20160410	2621 FAIRFAX WAY	252		08/08/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					08/10/2016
PR	_____	AM 006-BSM BASEMENT FLOOR					08/11/2016
PR	_____	AM 007-GAR GARAGE FLOOR					08/11/2016
BC	11:00	001-PHF POST HOLE - FENCE	20160426	832 GREENFIELD TURN	153		08/10/2016
BC	_____	002-FIN FINAL INSPECTION					08/12/2016
BC	_____	001-PHF POST HOLE - FENCE	20160427	403 E BARBERRY CIR	157		08/04/2016
BC	_____	002-FIN FINAL INSPECTION					08/08/2016
BC	_____	006-GAR GARAGE FLOOR	20160429	874 PURCELL ST	75		08/25/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160433	886 FLINT CREEK LN	149		08/04/2016
BC	_____	001-PHF POST HOLE - FENCE	20160434	364 FONTANA DR	53		08/10/2016
BC	_____	002-FIN FINAL INSPECTION					08/17/2016
BC	_____	001-FIN FINAL INSPECTION	20160437	402 BRUELL ST			08/19/2016
BC	_____	001-PHF POST HOLE - FENCE	20160450	2156 HEARTHSTONE AVE	435		08/11/2016
BC	_____	002-FIN FINAL INSPECTION					08/15/2016
BC	_____	002-FIN FINAL INSPECTION	20160451	308 E RIDGE ST			08/11/2016
PR	_____	AM 001-FTG FOOTING	20160456	1402 RUBY DR	360		08/24/2016
PR	_____	003-FOU FOUNDATION					08/29/2016
BC	_____	001-FIN FINAL INSPECTION	20160457	311 ESSEX CT			08/17/2016
PR	_____	AM 004-FIN FINAL INSPECTION	20160460	802 S BRIDGE ST			08/16/2016
PR	_____	AM 005-PLF PLUMBING - FINAL OSR READ					08/16/2016
BC	_____	001-FIN FINAL INSPECTION	20160461	1161 KATE DR	242		08/18/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160462	1458 SLATE CT			08/09/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 13

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	001-BND POOL BONDING	20160464	2072 DEERPOINT LN	163		08/05/2016
BC	_____	003-FOU FOUNDATION	20160466	736 HAYDEN DR	65		08/01/2016
BC	_____	004-BKF BACKFILL					08/04/2016
PR	_____	005-ESW ENGINEERING - SEWER / WAT Comments1: HUNG SEWER					08/11/2016
PR	_____	006-PLU PLUMBING - UNDERSLAB					08/29/2016
BC	_____	007-BSM BASEMENT FLOOR					08/31/2016
BC	_____	008-GAR GARAGE FLOOR					08/31/2016
BC	_____	001-PHF POST HOLE - FENCE	20160468	1011 INDEPENDENCE BLVD			08/23/2016
BC	_____	001-PHF POST HOLE - FENCE	20160470	2255 LAVENDER WAY	70		08/26/2016
BC	_____ PM	001-PHD POST HOLE - DECK	20160479	215 W KENDALL DR	17		08/17/2016
BC	_____ AM	002-RFR ROUGH FRAMING					06/24/2016
PR	_____	002-FIN FINAL INSPECTION	20160481	1338 CORALBERRY CT	112		08/02/2016
BC	_____ AM	003-BKF BACKFILL	20160484	2711 PHELPS CT	266		08/03/2016
PR	_____	004-ESW ENGINEERING - SEWER / WAT					08/09/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					08/11/2016
PR	_____ AM	006-BSM BASEMENT FLOOR					08/16/2016
PR	_____ AM	007-GAR GARAGE FLOOR					08/16/2016
PR	_____	003-FIN FINAL INSPECTION	20160486	1977 MEADOWLARK LN	119		08/01/2016
PR	_____	002-FIN FINAL INSPECTION	20160487	107 W CENTER ST			08/16/2016
BC	_____	002-FIN FINAL INSPECTION	20160488	958 N BRIDGE ST			08/02/2016
BC	10:30	001-FIN FINAL INSPECTION	20160489	4483 TAMPA DR	1080		08/30/2016
PR	_____ AM	001-PLR PLUMBING - ROUGH	20160493	129 COMMERCIAL DR	10		08/16/2016
PR	_____	002-REL ROUGH ELECTRICAL					08/16/2016
BC	_____	001-FIN FINAL INSPECTION Comments1: 3 LARGE BLOCKS ON TOP STEP TO RIGHT OF P Comments2: ATIO DOOR ARE NOT ANCHORED (GLUED) IN PL Comments3: ACE	20160497	1433 RUBY DR	351		08/19/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 14

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	11:00	002-REI REINSPECTION					08/30/2016
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20160499	2138 KINGSMILL			08/02/2016
BC	_____	001-PHD POST HOLE - DECK	20160501	1994 WILD INDIGO LN	85		08/24/2016
BC	_____	001-FTG FOOTING	20160502	1602 COTTONWOOD TR	29		08/03/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160504	997 HOMESTEAD DR	121		08/29/2016
PR	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160505	2792 ELDEN DR	283		08/09/2016
PR	_____	001-PLU PLUMBING - UNDERSLAB	20160507	210 BEAVER ST	5		08/08/2016
PR	_____ AM	002-RFR ROUGH FRAMING					08/12/2016
PR	_____	003-REL ROUGH ELECTRICAL					08/12/2016
		Comments1: POWER FOR DRINKING FOUNTAIN, CALL FOR IN					
		Comments2: SPECTION ON PUMP WASTE. UPSIZE METER TO					
		Comments3: 1 INCH. DISCONTINUE AND REMOVE ALL NON U					
		Comments4: SED ELECTRICAL MATERIALS AND FIXTURES					
PR	_____	004-RMC ROUGH MECHANICAL					08/12/2016
PR	_____	005-PLR PLUMBING - ROUGH					08/12/2016
PR	_____ PM	001-FTG FOOTING	20160511	2612 FAIRFAX WAY	275		08/26/2016
BC	_____	001-FTG FOOTING	20160517	1448 SLATE CT	345		08/08/2016
PR	_____	002-FOU FOUNDATION					08/11/2016
PR	_____ PM	003-ESW ENGINEERING - SEWER / WAT					08/17/2016
PR	_____	004-BKF BACKFILL					08/17/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					08/25/2016
BC	_____	007-GAR GARAGE FLOOR					08/31/2016
BC	_____	008-BSM BASEMENT FLOOR					08/31/2016
BC	_____	009-STP STOOP					08/31/2016
BC	_____	001-PHD POST HOLE - DECK	20160518	726 INDEPENDENCE CT	9		08/01/2016
PR	_____	002-RFR ROUGH FRAMING					08/09/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 15

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	003-FIN FINAL INSPECTION					08/18/2016
PR	_____	001-UGE UNDERGROUND ELECTRIC	20160519	1309 EVERGREEN LN	169		08/15/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: BRICK WALL	20160520	2005 CONEFLOWER CT	154		08/31/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160522	1152 MIDNIGHT PL	303		08/04/2016
BC	_____	001-FIN FINAL INSPECTION Comments1: PAVERS	20160527	306 E PARK ST	63		08/12/2016
PR	_____	001-RFR ROUGH FRAMING Comments1: BALCONIES	20160528	1252 MARKETPLACE DR			08/12/2016
PR	_____	002-FIN FINAL INSPECTION					08/31/2016
PR	_____	001-FIN FINAL INSPECTION	20160529	1704 JOHN ST			08/02/2016
BC	_____	001-PHF POST HOLE - FENCE	20160532	2602 LILAC WAY	374		08/15/2016
BC	13:00	001-FTG FOOTING	20160533	2994 ELLSWORTH DR	346		08/12/2016
BC	_____	002-FOU FOUNDATION					08/18/2016
PR	_____	003-BKF BACKFILL					08/24/2016
PR	_____	004-ESW ENGINEERING - SEWER / WAT					08/25/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					08/30/2016
PR	_____	006-BSM BASEMENT FLOOR					08/31/2016
PR	_____	007-GAR GARAGE FLOOR					08/31/2016
PR	_____	008-STP STOOP					08/31/2016
BC	11:30	001-FTG FOOTING	20160534	2485 ELLSWORTH DR	351		08/11/2016
PR	13:00	002-FOU FOUNDATION					08/15/2016
PR	_____	003-BKF BACKFILL					08/19/2016
PR	_____	PM 004-ESS ENGINEERING - STORM					08/22/2016
PR	_____	AM 005-PLU PLUMBING - UNDERSLAB					08/24/2016
BC	_____	006-BSM BASEMENT FLOOR					08/25/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 16

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	007-GAR GARAGE FLOOR					08/25/2016
BC	_____	008-STP STOOP					08/25/2016
BC	13:00	001-FTG FOOTING	20160535	2998 ELLSWORTH DR	344		08/12/2016
BC	_____	002-FOU FOUNDATION					08/17/2016
PR	_____	003-BKF BACKFILL					08/24/2016
PR	_____	004-ESW ENGINEERING - SEWER / WAT					08/25/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					08/30/2016
PR	_____	006-BSM BASEMENT FLOOR					08/31/2016
PR	_____	007-GAR GARAGE FLOOR					08/31/2016
PR	_____	008-STP STOOP					08/31/2016
BC	11:30	001-FTG FOOTING	20160536	2487 ELLSWORTH DR	352		08/11/2016
PR	13:00	002-FOU FOUNDATION					08/15/2016
PR	_____	003-BKF BACKFILL					08/19/2016
PR	_____	PM 004-ESS ENGINEERING - STORM					08/22/2016
PR	_____	AM 005-PLU PLUMBING - UNDERSLAB					08/24/2016
BC	_____	006-BSM BASEMENT FLOOR					08/25/2016
BC	_____	007-GAR GARAGE FLOOR					08/25/2016
BC	_____	008-STP STOOP					08/25/2016
PR	_____	001-FTG FOOTING	20160537	911 S CARLY CIR	97		08/09/2016
PR	_____	002-BKF BACKFILL					08/18/2016
PR	_____	003-FOU FOUNDATION					08/12/2016
PR	_____	004-PLU PLUMBING - UNDERSLAB					08/26/2016
PR	_____	005-BSM BASEMENT FLOOR					08/26/2016
BC	_____	001-FIN FINAL INSPECTION	20160538	311 ESSEX CT			08/17/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 17

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-FTG FOOTING	20160541	408 SANDERS CT	9		08/26/2016
		Comments1: CLEAN OUT CAVED IN SOIL TO 42" BELOW GRA					
		Comments2: DE PRIOR TO POURING					
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160542	1392 CHESTNUT CIR			08/16/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160543	1309 CHESTNUT CIR	18		08/16/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160544	1321 CHESTNUT CIR	19		08/18/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160545	1331 CHESTNUT CIR	20		08/19/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160546	1341 CHESTNUT CIR	21		08/23/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160547	1351 CHESTNUT CIR	22		08/25/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160548	1361 CHESTNUT CIR	23		08/29/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160549	1371 CHESTNUT CIR	24		08/30/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160552	1308 CHESTNUT CIR			08/23/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160553	1312 CHESTNUT CIR	17		08/26/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160554	1334 CHESTNUT CIR	16		08/29/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160555	1382 CHESTNUT CIR	15		08/30/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160556	1324 CHESTNUT LN			08/18/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160557	1344 CHESTNUT LN			08/19/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160558	412 ELM ST			08/02/2016
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160560	1182 SPRING ST	71		08/22/2016
BC	_____	001-PHF POST HOLE - FENCE	20160563	504 MORGAN ST	5		08/15/2016
_____	_____	AM 001-FTG FOOTING	20160568	2465 WAVERLY CIR	231		08/26/2016
BC	_____	AM 002-FOU FOUNDATION					08/31/2016
BC	_____	001-PHD POST HOLE - DECK	20160575	2769 GOLDENROD DR	233		08/23/2016
BC	_____	001-PHF POST HOLE - FENCE	20160579	1604 COTTONWOOD TR	28		08/26/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160580	212 E SOMONAUK ST			08/26/2016

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 18

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-PHF POST HOLE - FENCE	20160581	1220 PATRICK CT	15		08/26/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160583	510 FAIRHAVEN DR	53		08/22/2016
BC	_____	002-FTG FOOTING	20160597	2679 LILAC WAY	319		08/31/2016
BC	_____	001-PHF POST HOLE - FENCE	20160599	1220 WILLOW WAY	196		08/23/2016
BC	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160603	205 ADAMS ST			08/17/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160604	304 W SOMONAUK ST			08/26/2016
PR	_____	001-ESW ENGINEERING - SEWER / WAT	20160605	1459 WOODSAGE AVE	20		08/18/2016
BC	_____ AM	002-FTG FOOTING					08/26/2016
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160606	407 N BRIDGE ST			08/15/2016
BC	_____	002-FIN FINAL INSPECTION				08/23/2016	
PR	_____	001-FIN FINAL INSPECTION	20160607	1501 CORNERSTONE DR	39		08/31/2016
BC	_____	001-PHF POST HOLE - FENCE	20160610	306 W MADISON ST			08/26/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160627	1125 CARLY DR	42		08/24/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160647	1310 WILLOW WAY			08/31/2016

DATE: 09/27/2016
 TIME: 15:00:41
 ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
 CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

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

PERMIT TYPE SUMMARY:		AGP ABOVE-GROUND POOL			5		
		BIP BUILD INCENTIVE PROGRAM SFD			213		
		BSM BASEMENT REMODEL			1		
		COM COMMERCIAL BUILDING			14		
		CRM COMMERCIAL REMODEL			14		
		DCK DECK			9		
		DRV DRIVEWAY			1		
		FNC FENCE			20		
		FOU FOUNDATION			1		
		GEN STAND BY GENERATOR			1		
		IGP IN-GROUND POOL			1		
		MSC MISCELLANEOUS			1		
		PTO PATIO / PAVERS			12		
		REP REPAIR			5		
		ROF ROOFING			28		
		SFD SINGLE-FAMILY DETACHED			73		
		SHD SHED/ACCESSORY BUILDING			3		
		WIN WINDOW REPLACEMENT			2		
INSPECTION SUMMARY:		BKF BACKFILL			14		
		BND POOL BONDING			2		
		BSM BASEMENT FLOOR			20		
		CRL CRAWL SPACE			2		
		EFL ENGINEERING - FINAL INSPECTION			15		
		EPW ENGINEERING- PUBLIC WALK			12		
		ESS ENGINEERING - STORM			2		
		ESW ENGINEERING - SEWER / WATER			13		
		FFD BKFD FINAL INSPECTION			1		
		FIN FINAL INSPECTION			46		
		FOU FOUNDATION			12		
		FTG FOOTING			17		
		GAR GARAGE FLOOR			19		
		INS INSULATION			17		
		PHD POST HOLE - DECK			9		
		PHF POST HOLE - FENCE			14		
		PLF PLUMBING - FINAL OSR READY			18		
		PLR PLUMBING - ROUGH			19		
		PLU PLUMBING - UNDERSLAB			21		
		PPS PRE-POUR, SLAB ON GRADE			11		
		REI REINSPECTION			5		
		REL ROUGH ELECTRICAL			20		
		RFR ROUGH FRAMING			24		
		RMC ROUGH MECHANICAL			17		
		ROF ROOF UNDERLAYMENT ICE & WATER			23		
		STP STOOP			10		
		SUM SUMP			7		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			2		

DATE: 09/27/2016
TIME: 15:00:41
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 20

INSPECTIONS SCHEDULED FROM 08/01/2016 TO 08/31/2016

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

		UGE UNDERGROUND ELECTRIC				1	
		WKS PUBLIC & SERVICE WALKS				11	
INSPECTOR SUMMARY:						3	
		BC BOB CREADEUR				155	
		MT MICHAEL TORRENCE				1	
		PR PETER RATOS				228	
		TK TOM KONEN				17	
STATUS SUMMARY:							
	C	BC				54	
	C	PR				30	
	C	TK				3	
	I					1	
	I	BC				93	
	I	MT				1	
	I	PR				153	
	I	TK				1	
	T					2	
	T	BC				8	
	T	PR				45	
	T	TK				13	
REPORT SUMMARY:						404	



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

Agenda Item Number

NB #3

Tracking Number

EDC 2016-51

Agenda Item Summary Memo

Title: Property Maintenance Report for August 2016

Meeting and Date: EDC – October 4, 2016

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: September 13, 2016
Subject: August Property Maintenance

Property Maintenance Report August 2016

Adjudication:

29 Property Maintenance Cases heard in August

08/01/2016

N 2197	Westbury East Village	Rubbish and Garbage	Liable \$250
N 2830	Liberty & Center Sts	Weeds	Liable \$3,300
N 2831	Westbury Village North	Rubbish and Garbage	Liable \$0
N 2832	308 E Ridge St	Rubbish and Garbage	Liable \$2,625
N 2833	Autumn Creek Bl & Orchid St	Vehicle on Property	Dismissed
N 2834	104 Beaver St	Weeds	Dismissed
N 2835	102 E Stagecoach Tr	Vehicle on Property	Liable \$2,475
N 2836	102 E Stagecoach Tr	Junk, Trash, Refuse	Liable \$2,475
N 2837	102 E Stagecoach Tr	Protective Treatment	Liable \$2,475
N 2838	448 Winterberry Dr	Junk, Trash, Refuse	Liable \$75
N 2839	588 W Barberry Cir	Surfacing	Dismissed
N 2840	206 Heustis St	Outdoor Displays	Liable \$2,325
N 2841	206 Heustis St	Corner Clearance	Liable \$2,325
N 2842	206 Heustis St	Vehicle on Property	Liable \$2,325
N 2843	206 Heustis St	Weeds	Liable \$6,200
N 2844	206 Heustis St	Signs Prohibited	Liable \$2,325
N 2845	206 Heustis St	Protective Treatment	Liable \$2,325
N 2846	206 Heustis St	Prop Mnt – Addressing	Liable \$2,325
N 2847	206 Heustis St	Rubbish and Garbage	Liable \$2,325
N 2848	705 Mill St	Weeds	Liable \$750

08/08/2016

N 2849	NEC Rt 47 & Fairfax Way	Weeds	Liable \$75
N 2850	966 S Carly Cir	Weeds	Dismissed
N 2851	1410 S Bridge St	Sign Maintenance	Dismissed
N 2852	1410 S Bridge St	Weeds	Dismissed
N 2853	102 E Washington St	Vehicle on Property	Dismissed
N 2855	401 Honeysuckle Ln	Weeds	Dismissed

08/22/2016

N 2858	1008 Sunset Ave	Vehicle on Property	Dismissed
N 2857	261 Walsh Cir	Weeds	Dismissed
N 3328	805 S Bridge St	Weeds	Liable \$2,400

Case Report

08/01/2016 - 08/31/2016

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	ADJUDICATION FINDINGS
20160516	8/30/2016	1958 Raintree Rd.	Grass/Weeds	CLOSED		COMPLIANT			8/30/2016	
20160515	8/30/2016	406 Liberty St.	Grass/Weeds	CLOSED		COMPLIANT			8/30/2016	
20160514	8/30/2016	834 Carly Ct.	Grass/Weeds	CLOSED		COMPLIANT			8/30/2016	
20160513	8/30/2016	Lot 105 Caledonia	Grass/Weeds	IN VIOLATION					8/30/2016	
20160512	8/30/2016	334 Bertram Dr.	Grass/Weeds	IN VIOLATION					8/30/2016	
20160511	8/30/2016	599 W. Barberry	Sidewalk Obstruction	IN VIOLATION	9/1/2016	PENDING				
20160510	8/29/2016	2210 Northland Ln	Grass/Weeds	PENDING						
20160509	8/25/2016	905 Bluestem	Grass/Weeds	CLOSED		COMPLIANT			8/25/2016	
20160508	8/24/2016	307 E. Ridge St.	Grass/Weeds	CLOSED		COMPLIANT			8/24/2016	
20160507	8/23/2016	855 Carly Ct.	Grass/Weeds	CLOSED		COMPLIANT			8/23/2016	
20160506	8/23/2016	871 Purcell St.	Grass/Weeds	CLOSED		COMPLIANT			8/23/2016	
20160505	8/23/2016	875 PURCELL ST	WEEDS GRASS	CLOSED		COMPLIANT			8/23/2016	
20160504	8/22/2016	401 Bruell St.	Vehicles	IN VIOLATION	8/23/2016	IN VIOLATION	9/7/2016	10/10/2016		
20160503	8/22/2016	2394 Sumac Dr.	Grass/Weeds	CLOSED		COMPLIANT				
20160502	8/22/2016	2112 Northland Ln	Grass/Weeds	CLOSED		COMPLIANT			8/22/2016	
20160501	8/22/2016	1153 Heartland Dr.	Grass/Weeds	CLOSED		COMPLIANT				
20160500	8/12/2016	320 Blackberry Ln	Grass/Weeds	CLOSED		COMPLIANT			8/11/2016	
20160499	8/9/2016	406 Liberty St.	Grass/weeds	COMPLIANT		PENDING				
20160498	8/8/2016	221-B Hillcrest Ave	Vehicles	IN VIOLATION	8/8/2016					
20160497	8/8/2016	501 OMAHA DR	WEEDS GRASS	CLOSED						
20160496	8/8/2016	481 OMAHA DR	WEEDS GRASS	CLOSED	8/8/2016	COMPLIANT				
20160495	8/4/2016	404 W. Ridge St.	Grass/Weeds	IN VIOLATION			8/23/2016	9/26/2016	8/4/2016	
20160494	8/4/2016	1373 E. Spring St.	Grass/Weeds	CLOSED		COMPLIANT			8/4/2016	
20160493	8/4/2016	1312 E. Spring St	Grass/Weeds	CLOSED		COMPLIANT			8/4/2016	
20160492	8/4/2016	Liberty St. @ E. Center St	Grass/Weeds	IN VIOLATION		IN VIOLATION	8/23/2016	9/26/2016	8/4/2016	
20160491	8/4/2016	208 W. Hydraulic	Grass/Weeds	CLOSED		COMPLIANT			8/4/2016	
20160490	8/4/2016	585 W. Barberry Cir	Grass/Weeds	CLOSED					8/4/2016	
20160489	8/4/2016	302 W. Somonauk St.	Parking	CLOSED	8/8/2016	COMPLIANT				

20160488	8/4/2016	736 Hayden Drive	No Violation	COMPLIANT						
20160487	8/3/2016	434 Tyler Creek Ct.	Grass/Weeds	CLOSED						
20160486	8/3/2016	904 S. Bridge St.	Unsafe Structure	IN VIOLATION	8/4/2016					
20160485	8/2/2016	1161 KATE DR	WORKING WITHOUT PERMIT	CLOSED	8/3/2016	COMPLIANT				
20160484	8/2/2016	210 E. Somonauk St.	Grass/Weeds	CLOSED		COMPLIANT			8/2/2016	
20160483	8/2/2016	308 Walnut St.	Grass/Weeds	CLOSED						
20160482	8/2/2016	400 Freemont St.	Discharging of offensive matter	IN VIOLATION			8/2/2016	9/7/2016		CONTINUED 9-12-16

Total Records: 35



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

Agenda Item Number

NB #4

Tracking Number

EDC 2016-52

Agenda Item Summary Memo

Title: Economic Development Report

Meeting and Date: EDC – October 4, 2016

Synopsis: See attached.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



651 Prairie Pointe Drive, Suite 102 • Yorkville, Illinois 60560
Phone 630-553-0843 • FAX 630-553-0889

Monthly Report – for October 2016 EDC Meeting of the United City of Yorkville

Downtown Redevelopment:

- Continue to work various businesses exploring locations in existing downtown buildings.
- Continue to work with Minor Threat Restaurant Group, on opening of 3 restaurant concepts and live theatre.
- Continue conversations with Imperial Investments on plans for additional development.

Development south of Fox River:

- Construction on Dunkin Donuts is underway the project. I have personally located a gas station owner who is discussing this opportunity with the developer.
- Continue to work to locate grocery store south of the River. I am now working with multiple potential grocery operators who are looking closely at Yorkville.
- “Triple 7 Motorsports” is open and has begun operation selling parts and accessories. The building will have to go through a rezoning to allow for the sales of motorized vehicles. This dealership has potential to be a strong sales tax generator.
- Continue to work with Virtues in Motion Dance Studio. She is currently operating out of Fountain Village and construction has begun on her permanent home.
- Langston Pediatric Therapy has moved to their new home at Stagecoach Crossing, in the former West Suburban Bank building.

Development north of the Fox River:

- Kendall Crossing...Working with multiple users interested in locating at the site. We are at the point the where we are having multiple meetings with interested parties. This is a very good sign, and an indication that the site is a finalist for site selection.
- Kendall Marketplace...Working with a junior box for the center. The junior box has “signed off” on the agreement. The lease is “out” to be executed. This retailer will be a great addition, and provide a great deal of “buzz” about Yorkville and the project.
- Kendall Marketplace....The golf outing was canceled. This was due to the fact that there was little interest in golf.
- O’Reilly Auto Parts is preparing to open.

Industrial Development:

- Working with major industrial user for potential development along Eldamain Road. Yorkville was considered previously for the project. The potential user is reengaging the land owner at this time. A period of negotiation has begun.

Recreational Development:

- Continue to work with Justine Brummel on multi-use sports facility. At this point, the project is being prepared to go vertical in the spring. There are many moving parts on this project, and all involved are working very well together.

Other Activity:

- Attended the Chase for Business 2016 conference at McCormick place. This daylong conference allowed me to meet with Chicagoland business decision makers, and discuss best practices in today’s fast paced world.
- Attended the VIA Workforce Women Luncheon at Cantigny Park. This event focused on industrial businesses and the issues that face these business owners.
- Appeared on Fox Valley Today TV Show and Community Forum Radio Show to showcase Yorkville.
- Worked at the Push for the Path Annual Golf outing at Blackberry Oaks Golf Course. This event was highly attended by golfers and those supporting this important cause by attending the dinner. While we are putting final numbers together, we anticipate a profit of approximately \$40,000. This makes this outing the most profitable outing in its 5 year history.

Respectfully submitted,

A handwritten signature in cursive script that reads 'Lynn Dubajic'.

Lynn Dubajic
651 Prairie Pointe Drive, Suite 102
Yorkville, IL 60560
lynn@dlkllc.com
630-209-7151 cell



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

Agenda Item Number

NB #5

Tracking Number

EDC 2016-53

Agenda Item Summary Memo

Title: 202-206 S. Bridge Street TIF Inducement Resolution

Meeting and Date: EDC/October 4, 2016

Synopsis: Resolution to induce a proposed renovation and rehabilitation of a building located within the Downtown TIF Redevelopment Project Area.

Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble 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
Date: September 20, 2016
Subject: Jaruszewski TIF Inducement Resolution
202-206 S. Bridge Street

Summary

Approval of a Tax Increment Finance (TIF) inducement resolution for the property located at the southeast corner of Hydraulic and South Bridge Street, commonly known as 202-206 South Bridge Street, in the City's downtown and owned by Anna M. Jaruszewski.



Background

City staff has been in contact with the owner of the building over the past few months pertaining to the redevelopment of her building which is located within the City's "Downtown Redevelopment Project Area" (the Downtown TIF). At the present time, Ms. Jaruszewski, proposes to renovate and rehabilitate the approximately 5,000 square foot structure by reorienting the building's entrance, upgrading the doors and windows, as well as replacing the furnace and the air conditioning system for long term commercial use which will involve a substantial financial investment. The owner has informed the City that the ability to proceed with the renovation and rehabilitation project will require financial assistance from the City for certain costs to be incurred that meet the standard of a "redevelopment project cost" as defined in the Tax Increment Allocation Redevelopment Act. Without this assistance, the project is not economically viable.

In order to preserve the right to request future reimbursement of any eligible redevelopment project costs being incurred prior to the negotiation and approval of a Development Plan and a

Redevelopment Agreement, State law mandates that the Corporate Authority acknowledge that a development plan is being undertaken in order to permit these expenses to be “potentially” reimbursable from future revenues received as a result of the approved plan and project. As you are aware, this TIF inducement resolution makes no guarantee as to the amount or type of assistance to the owner, as these items will get negotiated with the City at a later date. Finally, the resolution specifically states that all undertakings by the City are contingent upon the City’s approval of an agreement for the development of the property.

Recommendation

Staff recommends approval of the Tax Increment Finance (TIF) inducement resolution with Anna M. Jaruszewski for renovation and rehabilitation of the building located at 202-206 South Bridge Street. Should you have any questions regarding this item; staff will be available at Tuesday night’s meeting to discuss in greater detail.

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE,
KENDALL COUNTY, ILLINOIS, TO INDUCE THE REDEVELOPMENT OF
CERTAIN PROPERTY WITHIN THE YORKVILLE DOWNTOWN
TAX INCREMENT REDEVELOPMENT PROJECT AREA**

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the “*City*”), is a duly organized and validly existing municipality of the State of Illinois pursuant to the 1970 Illinois Constitution and the Illinois Municipal Code, as from time to time amended (the “*Municipal Code*”) (65 ILCS 5/65-1-1-2, *et seq.*); and,

WHEREAS, the Mayor and City Council of the City (the “*Corporate Authorities*”), as authorized by the Municipal Code, undertook an eligibility study and report with respect to a redevelopment project and plan for a certain area and, based on said report, on June 13, 2006, approved a redevelopment project and plan pursuant to Ordinance No. 2006-46 for said specific area designated by Ordinance No. 2006-47 as the Yorkville Downtown Redevelopment Project Area (the “*Project Area*”) and by Ordinance No. 2006-48, adopted tax increment financing for the payment and financing of redevelopment project costs incurred within the Project Area pursuant to the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1, *et seq.*, (the “*TIF Act*”); and,

WHEREAS, the City has been informed by Anna M. Jaruszewski (the “*Developer*”), that she owns certain property within the “downtown district” of the City, commonly known as 202-206 S. Bridge Street and identified as parcel number 02-33-154-030, which property is improved with a building of approximately 5,000 square feet and located within the Project Area (the “*Subject Property*”) and proposes to renovate and rehabilitate the building by reorienting the

building entrance, upgrading doors and windows, and replacing the furnace and the air conditioning system for long term commercial use (collectively the “*Project*”); and,

WHEREAS, the Developer has also informed the City that the ability to proceed with the Project requires financial assistance from the City for certain costs to be incurred in connection with the Project which costs would constitute “*Redevelopment Project Costs*” as such term is defined in the TIF Act; and,

WHEREAS, the Developer would like to incur certain costs in connection with the Project prior to the approval of any ordinance authorizing the execution of a redevelopment agreement with the City pertaining to the Project wherein reimbursement for such costs may be considered between the parties subject to certain conditions; and,

WHEREAS, the Developer desires such costs related to the redevelopment of the Subject Property be able to qualify for consideration as redevelopment project costs that can be reimbursed utilizing tax increment financing, provided that such costs constitute “*Redevelopment Project Costs*” as such term is defined in the TIF Act; and,

WHEREAS, this Resolution is intended to allow the Developer to incur certain costs relating to the Project that may be considered “*Redevelopment Project Costs*” as such term is defined in the TIF Act, prior to approval of any ordinance authorizing the execution of a redevelopment agreement with the City, subject to the conditions set forth in Section 3 of this Resolution.

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

Section 1. That the above recitals are incorporated herein and made a part hereof.

Section 2. That the City Council may consider expenditures that are “*Redevelopment Project Costs*” as such term is defined in the TIF Act, in connection with the Project, incurred prior to the approval and execution of a redevelopment agreement with the Developer, or a successor or assignee of the Developer, to be expenditures that are eligible for reimbursement through the TIF Act to the extent the Project is in furtherance of the redevelopment project and plan for the overall Project Area.

Section 3. That all undertakings of the City set forth in this Resolution are specifically contingent upon the City approving and executing a redevelopment agreement with the Developer, or a successor or assignee of the Developer which provides for the redevelopment of the Subject Property, in accordance with the terms and conditions to be negotiated by the parties.

Section 4. That any financial assistance rendered to the Developer by the City shall be contingent upon the authority, restrictions, terms and conditions imposed by the TIF Act.

Section 5. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this ____ day of _____, 2016.

City Clerk

CARLO COLOSIMO _____

KEN KOCH _____

JACKIE MILSCHEWSKI _____

LARRY KOT _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

DIANE TEELING _____

SEAVER TARULIS _____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this
_____ day of _____, 2016.

Mayor

Attest:

City Clerk