



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Wednesday, April 5, 2017

6:00 p.m.

City Hall Conference Room

800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: March 7, 2017

New Business:

1. EDC 2017-22 Building Permit Report for February 2017
2. EDC 2017-23 Building Inspection Report for February 2017
3. EDC 2017-24 Property Maintenance Report for February 2017
4. EDC 2017-25 Economic Development Update
5. EDC 2017-26 TIF Inducement Resolution – Kendall Crossing

Old Business:

1. EDC 2017-20 Vacant Building Registration Program

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, April 6, 2017
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. March 7, 2017

- Approved _____
- As presented
- With corrections

NEW BUSINESS:

1. EDC 2017-22 Building Permit Report for February 2017

- Moved forward to CC _____ consent agenda? Y N
 - Approved by Committee _____
 - Bring back to Committee _____
 - Informational Item
 - Notes _____
-
-

2. EDC 2017-23 Building Inspection Report for February 2017

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

3. EDC 2017-24 Property Maintenance Report for February 2017

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

4. EDC 2017-25 Economic Development Update

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

5. EDC 2017-26 TIF Inducement Resolution – Kendall Crossing

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

OLD BUSINESS:

1. EDC 2017-20 Vacant Building Registration Program

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

ADDITIONAL BUSINESS:



| Reviewed By: | |
|-----------------------|--------------------------|
| Legal | <input type="checkbox"/> |
| Finance | <input type="checkbox"/> |
| Engineer | <input type="checkbox"/> |
| City Administrator | <input type="checkbox"/> |
| 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 – March 7, 2017

Meeting and Date: Economic Development Committee – April 5, 2017

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:

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, March 7, 2017, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Carlo Colosimo
Alderman Chris Funkhouser
Alderman Diane Teeling

Other City Officials

Interim Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos
Building Inspector Bob Creadeur

Other Guests

City Consultant Lynn Dubajic

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

Citizen Comments: None

Minutes for Correction/Approval: January 3, 2017 and February 7, 2017
The minutes were approved on a voice vote.

New Business

1. EDC 2017-16 Building Permit Reports for December 2016 and January 2017

Mr. Ratos said December permits included 6 single family in the B.U.I.L.D. program, 5 commercial and 31 total. January figures included 6 B.U.I.L.D. permits, 1 single family and 10 commercial. No further discussion.

2. EDC 2017-17 Building Inspection Reports for December 2016 and January 2017

There was a total of 171 inspections in December and most of those were B.U.I.L.D. In January 241 inspections were done, many of which were B.U.I.L.D. Many of the January inspections were for D.R. Horton, builder.

3. EDC 2017-18 Property Maintenance Reports for December 2016 & January 2017

Sawmill citations were heard in January. Dismissal was recommended for the outdoor display since the sign blew down and corner clearance was also dismissed. A case in Heartland was dismissed since the mulch piled in the driveway was moved just prior to

the hearing. A 'work without a permit' case on Hydraulic was heard as well as a situation with a house that had filled with ice after water was left running. No further comments.

4. EDC 2017-19 Economic Development Update (discussed later in meeting)

5. EDC 2017-20 Vacant Building Registration Program

Ms. Noble reported on this program first proposed in 2015. It would help identify and track vacant/problem properties and the owners. She said banks often notify the City of vacant properties and this would help protect nearby properties and neighbors. Many banks already participate in this program in other communities.

Building Inspector Bob Creadeur was also present and said he had discovered a program called Pro Chance which tracks vacant properties. He said oftentimes the complaints come from neighbors. After inspection and finding many problems such as mold, running water, flooding, decaying food, etc., he must determine ownership. He said sometimes it requires ample research to determine the owner and as building increases, he and Mr. Ratos will have less time to do this tracking. He said Pro Chance is no cost to the City as they are paid out of the fees collected from the banks/owners. A fee of \$250 is being proposed.

Ms. Noble commented that if the City uses the service and has no ordinance, the City cannot enter the property. It was also discussed what determines a 'vacancy'. It must be unoccupied for a specified number of days and the decision then is made by Mr. Ratos after due diligence.

Alderman Koch was concerned that even more staff resources would be needed for this program. Initially it would cost staff time, but as the program progresses, it would assist them. Mr. Koch also asked what would happen if the banks fail to report foreclosure homes. They would then be cited and possibly fined.

Alderman Colosimo said he was not in favor of this ordinance since it was an overreach of government and that potential owners can have inspections done before purchase. Ms. Noble replied that the City has an interest in the properties since they provide tax revenue. The information would also be shared with the Police Department and Homeowner's Associations.

Input for revisions to the ordinance was requested by Ms. Noble. Aldermen also requested information be gathered from other communities about their experience with the program. Alderman Funkhouser asked for more info on the mechanics, fee justification and clarification. He also questioned the appeals process that rests solely on the administrator. Mr. Koch asked for more information on the manhours needed from the staff. The committee said they initially just favor registration to begin a list. This item will be brought back for review and to also discuss two separate ordinances.

6. EDC 2017-21 Renewal of Intergovernmental Agreement with Kendall County for Building Inspection Services

Ms. Noble said this is the same agreement as the first three years and the County has already renewed it. The committee approved and it moves forward to the Council consent agenda.

4. EDC 2017-19 Economic Development Update (out of sequence)

Lynn Dubajic reported the following information:

1. Talks continue and show promise for a south side grocer
2. Kendall Crossing: working with significant user that is gaining final approvals, hope to announce name in April.
3. Kendall Marketplace is working with new broker, Edgemark, and a new business is starting processes with City. Existing big businesses must sign off on agreement.
4. Working with a large public company, but another town is in first place at this time. The company is looking at an existing location they own.
5. Go Forth Sports project going well
6. Calls are being received from residential builders.

Alderman Funkhouser questioned if the SSA scribner's error has been corrected. It is currently at the County awaiting action.

Old Business None

Additional Business

Alderman Funkhouser asked about the results of the regional Plan Commission meeting. Staff attended the meeting where the County and City summarized their current projects. Eldamain Road was discussed and it was questioned why some of the areas were not shown as industrial. Ms. Noble informed the County of the Comprehensive Plan and the City was asked to reconsider some of the industrial areas. The County has the ultimate authority. The big issue for the City is the lack of natural gas on the City side which would be an enormous cost to provide.

Ms. Colosimo said he had a query from an attorney regarding pending construction on the school at Penman Rd. and Rte. 126. It is believed they will have a building permit in the next few weeks. Road improvements must be completed prior to the construction start. It is hoped that residential building will also begin then.

There was no further business and the meeting adjourned at 7:35pm.

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"/> |
| 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

New Business #1

Tracking Number

EDC 2017-22

Agenda Item Summary Memo

Title: Building Permit Report for February 2017

Meeting and Date: Economic Development Committee – April 5, 2017

Synopsis: All permits issued in February 2017.

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

February 2017

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 |
|--------------------|--------------------------|--------------------------------------|--|--------------------------------------|--|---|------------|-------|-------------------|--------------|
| February 2017 | 41 | 1 | 4 | 0 | 0 | 10 | 0 | 26 | 914,889.00 | 80,663.89 |
| Calendar Year 2017 | 74 | 2 | 10 | 0 | 0 | 20 | 0 | 42 | 2,835,966.00 | 178,819.44 |
| Fiscal Period | 712 | 41 | 86 | 0 | 0 | 101 | 0 | 484 | 31,023,705.00 | 1,563,652.52 |
| February 2016 | 32 | 0 | 8 | 0 | 0 | 7 | 0 | 17 | 1,633,170.00 | 116,157.38 |
| Calendar Year 2016 | 51 | 0 | 8 | 0 | 0 | 17 | 0 | 26 | 1,801,812.00 | 118,557.38 |
| Fiscal Period | 510 | 7 | 62 | 0 | 0 | 112 | 0 | 329 | 16,056,917.00 | 942,988.46 |
| February 2015 | 10 | 0 | 0 | 0 | 0 | 3 | 0 | 7 | 33,546.00 | 932.15 |
| Calendar Year 2015 | 31 | 0 | 5 | 0 | 0 | 14 | 0 | 12 | 31,076,297.00 | 97,112.42 |
| Fiscal Period 2015 | 460 | 2 | 52 | 0 | 0 | 87 | 0 | 319 | 50,319,614.00 | 879,009.19 |
| February 2014 | 18 | 1 | 1 | 0 | 0 | 9 | 0 | 7 | 465,569.00 | 31,292.89 |
| Calendar Year 2014 | 30 | 1 | 1 | 0 | 0 | 15 | 0 | 13 | 561,309.00 | 34,054.39 |
| Fiscal Period 2014 | 465 | 21 | 31 | 0 | 0 | 102 | 0 | 311 | 15,145,453.00 | 675,916.69 |



| 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 checked="" 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 2017-23

Agenda Item Summary Memo

Title: Building Inspection Report for February 2017

Meeting and Date: Economic Development Committee – April 5, 2017

Synopsis: All inspections scheduled in February 2017.

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: 03/01/2017
TIME: 09:54:07
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 02/01/2017 TO 02/28/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|---|----------|-----------------------|-----|----------------|---------------|
| BC | _____ | 001-FIN FINAL INSPECTION | 20120280 | 506 FREEMONT ST | 22 | | 02/02/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20150301 | 205 LEISURE ST | | 02/02/2017 | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20150319 | 510 W MADISON ST | | | 02/13/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20150389 | 408 E SPRING ST | | 02/02/2017 | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20150421 | 1815 COUNTRY HILLS DR | 136 | | 02/07/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20150426 | 101 E SOMONAUK ST | | 02/02/2017 | |
| BC | _____ | 001-FIN FINAL INSPECTION | 20150438 | 643 WHITE OAK WAY | 13 | | 02/07/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20150441 | 553 W BARBERRY CIR | 46 | | 02/14/2017 |
| TK | _____ | 020-REI REINSPECTION Comments1: COULD NOT KEY BBOX | 20150458 | 2211 KINGSMILL ST | 168 | | 02/14/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20150479 | 302 N BRIDGE ST | | 02/02/2017 | |
| BC | _____ | 001-FIN FINAL INSPECTION | 20150482 | 406 W MADISON ST | | | 02/13/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION Comments1: PATIO | 20150483 | 4479 TAMPA DR | | | 02/13/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20150492 | 505 FREEMONT ST | | 02/02/2017 | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20150497 | 420 ELM ST | 32 | | 02/14/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20150584 | 306 E PARK ST | | 02/02/2017 | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20150610 | 874 HALEY CT | 108 | | 02/13/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20150628 | 131 HYDRAULIC ST | | | 02/14/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160071 | 1782 WALSH DR | 6 | | 02/14/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160111 | 1881 WALSH DR | | | 02/14/2017 |
| PR | _____ | 004-FIN FINAL INSPECTION | 20160188 | 1209 BADGER ST | | | 02/10/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160203 | 219 NEWBURY CT | 10 | | 02/13/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160214 | 900 E SPRING ST | 3 | 02/02/2017 | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160256 | 1706 COTTONWOOD CT | 14 | 02/02/2017 | |

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 02/01/2017 TO 02/28/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|----------|---|----------|------------------------|------|----------------|---------------|
| BC | _____ | 002-FIN FINAL INSPECTION | 20160261 | 1410 ASPEN DR | | 02/02/2017 | |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160290 | 203 SPRUCE CT | | 02/02/2017 | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160324 | 1020 INDEPENDENCE BLVD | | 02/02/2017 | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160331 | 1879 ASTER DR | | 02/02/2017 | |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160332 | 637 WHITE OAK WAY | | | 02/07/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160336 | 1406 ASPEN LN | 82 | 02/02/2017 | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160341 | 608 BRISTOL ST | | 02/02/2017 | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160346 | 438 E BARBERRY CIR | | | 02/14/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160352 | 333 PENSACOLA ST | 1141 | | 02/13/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160365 | 1826 COUNTRY HILLS DR | 29 | | 02/07/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160413 | 1223 WILLOW WAY | 213 | 02/02/2017 | |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160414 | 1303 WILLOW WAY | 216 | 02/02/2017 | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160442 | 203 COUNTRYSIDE PKWY | | | 02/14/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160446 | 1566 CORNERSTONE DR | | | 02/07/2017 |
| PR | _____ PM | 012-FIN FINAL INSPECTION | 20160455 | 2623 LILAC WAY | 312 | | 02/13/2017 |
| PR | _____ | 013-PLF PLUMBING - FINAL OSR READ | | | | | 02/13/2017 |
| TK | _____ | 014-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE OK TO TEMP | | | | | 02/13/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160478 | 501 S MAIN ST | | | 02/13/2017 |
| PR | _____ PM | 008-FIN FINAL INSPECTION | 20160502 | 1602 COTTONWOOD TR | | | 02/22/2017 |
| PR | _____ | 009-PLF PLUMBING - FINAL OSR READ | | | | | 02/22/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160503 | 414 E PARK ST | 53 | | 02/14/2017 |
| PR | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20160513 | 104 BEAVER ST | 1 | | 02/16/2017 |
| PR | _____ AM | 002-PPS PRE-POUR, SLAB ON GRADE | | | | | 02/23/2017 |
| PR | _____ | 003-ELE ELECTRIC SERVICE | | | | | 02/23/2017 |

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 02/01/2017 TO 02/28/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|---|----------|-------------------|-----|----------------|---------------|
| BC | _____ | 001-FIN FINAL INSPECTION | 20160530 | 306 E RIDGE ST | | 02/02/2017 | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160560 | 1182 SPRING ST | 71 | 02/02/2017 | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160580 | 212 E SOMONAUK ST | | 02/02/2017 | |
| BC | _____ | 001-FIN FINAL INSPECTION Comments1: ELECTRICAL UPGRADE FOR DRYER | 20160584 | 2273 CRYDER CT | 434 | | 02/21/2017 |
| PR | _____ | 014-FIN FINAL INSPECTION | 20160589 | 2965 ELLSWORTH DR | 403 | | 02/17/2017 |
| PR | _____ | 015-PLF PLUMBING - FINAL OSR READ | | | | | 02/17/2017 |
| TK | _____ | 016-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE OK TO TEMP | | | | | 02/17/2017 |
| PR | _____ | 012-FIN FINAL INSPECTION | 20160590 | 2983 ELLSWORTH DR | 398 | | 02/27/2017 |
| PR | _____ | 013-PLF PLUMBING - FINAL OSR READ | | | | | 02/27/2017 |
| TK | _____ | 014-EFL ENGINEERING - FINAL INSPE Comments1: OK TO TEMP | | | | | 02/27/2017 |
| PR | _____ | 012-FIN FINAL INSPECTION | 20160592 | 2483 ELLSWORTH CT | 350 | | 02/27/2017 |
| PR | _____ | 013-PLF PLUMBING - FINAL OSR READ | | | | | 02/27/2017 |
| TK | _____ | 014-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE, OSR INSTALLED, OK TO TEMP. | | | | | 02/27/2017 |
| PR | _____ | 016-FIN FINAL INSPECTION | 20160594 | 2971 ELLSWORTH DR | 491 | | 02/27/2017 |
| PR | _____ | 017-PLF PLUMBING - FINAL OSR READ | | | | | 02/27/2017 |
| TK | _____ | 018-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE, OSR INSTALLED, OK TO TEMP. | | | | | 02/27/2017 |
| PR | _____ | 017-FIN FINAL INSPECTION Comments1: FAN MISSING IN MASTER BATH & 1 COVER PLA Comments2: TE | 20160598 | 2622 LILAC WAY | 375 | | 02/06/2017 |
| TK | _____ | 018-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE, OUTSIDE READER NOT INSTALL Comments2: ED | | | | | 02/06/2017 |
| PR | _____ | 019-PLF PLUMBING - FINAL OSR READ | | | | | 02/06/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160603 | 205 ADAMS ST | | | 02/13/2017 |

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TIME: 09:54:07
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 02/01/2017 TO 02/28/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|----------|---|----------|--------------------|-----|----------------|---------------|
| BC | _____ | 002-FIN FINAL INSPECTION | 20160604 | 304 W SOMONAUK ST | | 02/02/2017 | |
| BC | 12:00 | 013-GAR GARAGE FLOOR | 20160663 | 510 MAIN ST E | 1 | | 02/21/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160667 | 1732 JOHN ST | 178 | 02/02/2017 | |
| PR | _____ | 016-FIN FINAL INSPECTION | 20160671 | 834 CARLY CT | 33 | | 02/06/2017 |
| PR | _____ | 017-PLF PLUMBING - FINAL OSR READ Comments1: MISSING FAUCETS IN MASTER & POWDER ROOM. Comments2: HALL BATH LAV DRAIN IS REALLY SLOW PLEA Comments3: SE CHECK DRAIN | | | | | 02/06/2017 |
| TK | _____ | 018-EFL ENGINEERING - FINAL INSPE | | | | | 02/06/2017 |
| TK | _____ | 019-REI REINSPECTION Comments1: BBOX KEYABLE OK TO TEMP | | | | | 02/08/2017 |
| BC | _____ | 020-REI REINSPECTION | | | | | 02/08/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160674 | 506 POWERS CT | | 02/02/2017 | |
| PR | _____ AM | 010-RFR ROUGH FRAMING | 20160685 | 2393 HOLLENBACK CT | 426 | | 02/28/2017 |
| PR | _____ | 011-REL ROUGH ELECTRICAL | | | | | 02/28/2017 |
| PR | _____ | 012-RMC ROUGH MECHANICAL | | | | | 02/28/2017 |
| PR | _____ | 013-PLR PLUMBING - ROUGH | | | | | 02/28/2017 |
| PR | _____ AM | 011-RFR ROUGH FRAMING | 20160687 | 2957 ELLSWORTH DR | 405 | | 02/22/2017 |
| PR | _____ | 012-REL ROUGH ELECTRICAL | | | | | 02/22/2017 |
| PR | _____ | 013-RMC ROUGH MECHANICAL | | | | | 02/22/2017 |
| PR | _____ | 014-PLR PLUMBING - ROUGH | | | | | 02/22/2017 |
| PR | _____ | 015-INS INSULATION | | | | | 02/24/2017 |
| PR | _____ | 010-RFR ROUGH FRAMING | 20160689 | 2952 GRANDE TR | 421 | | 02/10/2017 |
| PR | _____ | 011-REL ROUGH ELECTRICAL | | | | | 02/10/2017 |
| PR | _____ | 012-RMC ROUGH MECHANICAL | | | | | 02/10/2017 |
| PR | _____ | 013-PLR PLUMBING - ROUGH | | | | | 02/10/2017 |

DATE: 03/01/2017
TIME: 09:54:07
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 02/01/2017 TO 02/28/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|----------|--|----------|--------------------|-----|----------------|---------------|
| PR | _____ | 014-INS INSULATION | | | | | 02/14/2017 |
| BC | _____ | 014-INS INSULATION | 20160690 | 2396 HOLLENBACK CT | 424 | | 02/01/2017 |
| TK | _____ | 017-EFL ENGINEERING - FINAL INSPE | 20160697 | 2699 LILAC WAY | 321 | | 02/22/2017 |
| | | Comments1: BBOX KEYABLE, OSR INSTALLED OK TO TEMP | | | | | |
| PR | _____ | 018-FIN FINAL INSPECTION | | | | | 02/22/2017 |
| PR | _____ | 019-PLF PLUMBING - FINAL OSR READ | | | | | 02/22/2017 |
| PR | _____ | 016-FIN FINAL INSPECTION | 20160703 | 2975 ELLSWORTH DR | 400 | | 02/17/2017 |
| PR | _____ | 017-PLF PLUMBING - FINAL OSR READ | | | | | 02/17/2017 |
| TK | _____ | 018-EFL ENGINEERING - FINAL INSPE | | | | | 02/17/2017 |
| | | Comments1: BBOX KEYABLE, OSR INSTALLED, OK TO TEMP | | | | | |
| PR | _____ AM | 010-REL ROUGH ELECTRICAL | 20160704 | 2391 HOLLENBACK CT | 427 | | 02/16/2017 |
| PR | _____ | 011-RFR ROUGH FRAMING | | | | | 02/16/2017 |
| PR | _____ | 012-RMC ROUGH MECHANICAL | | | | | 02/16/2017 |
| PR | _____ | 013-PLR PLUMBING - ROUGH | | | | | 02/16/2017 |
| PR | _____ AM | 014-INS INSULATION | | | | | 02/21/2017 |
| PR | _____ | 005-PPS PRE-POUR, SLAB ON GRADE | 20160713 | 425 E SPRING ST | 3 | | 02/28/2017 |
| PR | _____ | 006-PLU PLUMBING - UNDERSLAB | 20160716 | 2246 LAVENDER WAY | 61 | | 02/09/2017 |
| BC | _____ | 007-BSM BASEMENT FLOOR | | | | | 02/16/2017 |
| PR | _____ | 008-RFR ROUGH FRAMING | | | | | 02/23/2017 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 02/23/2017 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 02/23/2017 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 02/23/2017 |
| PR | _____ | 012-INS INSULATION | | | | 02/27/2017 | |
| BC | _____ | 002-PHD POST HOLE - DECK | 20160719 | 691 N BRIDGE ST | | | 02/09/2017 |
| PR | _____ | 003-RFR ROUGH FRAMING | | | | | 02/13/2017 |

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|-----------|-------|--|----------|--------------------|-----|----------------|---------------|
| PR | _____ | 004-RMC ROUGH MECHANICAL | | | | | 02/13/2017 |
| PR | _____ | 005-PLR PLUMBING - ROUGH | | | | | 02/13/2017 |
| BC | _____ | 006-REL ROUGH ELECTRICAL | | | | 02/24/2017 | |
| PR | _____ | AM 010-RFR ROUGH FRAMING | 20160720 | 514 E MAIN ST | 3 | | 02/28/2017 |
| PR | _____ | 011-REL ROUGH ELECTRICAL | | | | | 02/28/2017 |
| PR | _____ | 012-RMC ROUGH MECHANICAL | | | | | 02/28/2017 |
| PR | _____ | 013-PLR PLUMBING - ROUGH | | | | | 02/28/2017 |
| BC | _____ | AM 014-GAR GARAGE FLOOR | | | | | 02/27/2017 |
| BC | _____ | 015-STP STOOP | | | | | 02/27/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160728 | 705 ADRIAN ST | | | 02/13/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160729 | 607 S MAIN ST | | | 02/13/2017 |
| PR | _____ | 014-FIN FINAL INSPECTION | 20160737 | 2402 FITZHUGH TURN | 144 | | 02/21/2017 |
| PR | _____ | 015-PLF PLUMBING - FINAL OSR READ | | | | | 02/21/2017 |
| TK | _____ | 016-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE, OUTSIDE READER INSTALLED, Comments2: OK TO TEMP | | | | | 02/21/2017 |
| PR | _____ | PM 009-RFR ROUGH FRAMING | 20160739 | 1163 CODY CT | 9 | | 02/06/2017 |
| PR | _____ | 010-REL ROUGH ELECTRICAL | | | | | 02/06/2017 |
| PR | _____ | 011-RMC ROUGH MECHANICAL | | | | | 02/06/2017 |
| PR | _____ | 012-PLR PLUMBING - ROUGH | | | | | 02/06/2017 |
| PR | _____ | 013-INS INSULATION | | | | | 02/09/2017 |
| PR | _____ | 003-FIN FINAL INSPECTION | 20160755 | 2761 LILAC CT | 328 | | 02/23/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160761 | 208 E SOMONAUK ST | | | 02/14/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160763 | 406 MCHUGH RD | | 02/02/2017 | |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160770 | 410 E MAIN ST | | | 02/14/2017 |

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| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--------------------------------------|----------|-------------------|-----|----------------|---------------|
| PR | _____ | 008-RFR ROUGH FRAMING | 20160775 | 781 OMAHA DR | 17 | | 02/06/2017 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 02/06/2017 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 02/06/2017 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 02/06/2017 |
| BC | _____ | PM 012-INS INSULATION | | | | | 02/09/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160776 | 1453 WALSH DR | 86 | | 02/14/2017 |
| BC | _____ | 009-INS INSULATION | 20160798 | 449 SUTTON ST | 207 | | 02/02/2017 |
| BC | _____ | 001-FTG FOOTING | 20160806 | 1548 SIENNA DRIVE | 75 | | 02/03/2017 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 02/06/2017 |
| BC | _____ | PM 003-BKF BACKFILL | | | | 02/10/2017 | |
| PR | _____ | PM 004-ESW ENGINEERING - SEWER / WAT | | | | | 02/13/2017 |
| PR | _____ | 005-SUM SUMP | | | | | 02/27/2017 |
| PR | _____ | 006-PLU PLUMBING - UNDERSLAB | | | | | 02/27/2017 |
| BC | _____ | AM 013-GAR GARAGE FLOOR | 20160807 | 1538 SIENNA DR | 76 | | 02/06/2017 |
| BC | _____ | AM 014-STP STOOP | | | | | 02/27/2017 |
| PR | _____ | 008-RFR ROUGH FRAMING | 20160808 | 1558 SIENNA DR | 74 | | 02/01/2017 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 02/01/2017 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 02/01/2017 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 02/01/2017 |
| BC | _____ | AM 012-GAR GARAGE FLOOR | | | | | 02/06/2017 |
| PR | _____ | 013-INS INSULATION | | | | | 02/03/2017 |
| BC | _____ | AM 014-STP STOOP | | | | | 02/27/2017 |
| PR | _____ | 006-PLU PLUMBING - UNDERSLAB | 20160809 | 2236 LAVENDER WAY | 62 | | 02/01/2017 |
| BC | _____ | AM 007-BSM BASEMENT FLOOR | | | | | 02/06/2017 |

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|-----------|----------|------------------------------|----------|--------------------|-----|----------------|---------------|
| PR | _____ | 008-RFR ROUGH FRAMING | | | | | 02/09/2017 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 02/09/2017 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 02/09/2017 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 02/09/2017 |
| PR | _____ | 012-INS INSULATION | | | | | 02/14/2017 |
| BC | _____ AM | 013-GAR GARAGE FLOOR | | | | | 02/27/2017 |
| BC | _____ | 014-STP STOOP | | | | 02/27/2017 | |
| PR | _____ AM | 007-PLR PLUMBING - ROUGH | 20160812 | 2987 GRANDE TR | 392 | | 02/07/2017 |
| BC | _____ AM | 008-RFR ROUGH FRAMING | | | | | 02/07/2017 |
| BC | _____ | 009-REL ROUGH ELECTRICAL | | | | | 02/07/2017 |
| BC | _____ | 010-RMC ROUGH MECHANICAL | | | | | 02/07/2017 |
| PR | _____ | 011-INS INSULATION | | | | | 02/10/2017 |
| BC | _____ | 012-GAR GARAGE FLOOR | | | | | 02/17/2017 |
| BC | _____ | 013-STP STOOP | | | | | 02/17/2017 |
| PR | _____ AM | 009-SUM SUMP | 20160820 | 2412 FITZHUGH TURN | 145 | | 02/02/2017 |
| PR | _____ | 010-RFR ROUGH FRAMING | | | | | 02/07/2017 |
| PR | _____ | 011-REL ROUGH ELECTRICAL | | | | | 02/07/2017 |
| PR | _____ | 012-RMC ROUGH MECHANICAL | | | | | 02/07/2017 |
| PR | _____ | 013-PLR PLUMBING - ROUGH | | | | | 02/07/2017 |
| BC | _____ AM | 014-INS INSULATION | | | | | 02/08/2017 |
| BC | _____ | 015-GAR GARAGE FLOOR | | | | | 02/09/2017 |
| BC | _____ | 016-PHD POST HOLE - DECK | | | | | 02/17/2017 |
| BC | _____ | 005-BSM BASEMENT FLOOR | 20160821 | 2722 PHELPS CT | 272 | | 02/15/2017 |
| PR | _____ AM | 006-PLU PLUMBING - UNDERSLAB | | | | | 02/15/2017 |

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| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|---------------------------------|----------|---------------------------|-----|----------------|---------------|
| PR | _____ | 007-SUM SUMP | | | | | 02/23/2017 |
| PR | _____ | PM 008-RFR ROUGH FRAMING | | | | 02/24/2017 | |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | 02/24/2017 | |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | 02/24/2017 | |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | 02/24/2017 | |
| BC | _____ | 012-INS INSULATION | | | | | 02/28/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160826 | 1206-1246 E VETERANS PKWY | | 02/02/2017 | |
| BC | _____ | 006-GAR GARAGE FLOOR | 20160834 | 1172 CODY CT | 6 | | 02/09/2017 |
| BC | _____ | 007-BSM BASEMENT FLOOR | | | | | 02/09/2017 |
| PR | _____ | 008-RFR ROUGH FRAMING | | | | | 02/23/2017 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 02/23/2017 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 02/23/2017 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 02/23/2017 |
| PR | _____ | 003-RFR ROUGH FRAMING | 20160835 | 328 WESTWIND DR | 4 | | 02/09/2017 |
| PR | _____ | 004-REL ROUGH ELECTRICAL | | | | | 02/09/2017 |
| PR | _____ | 005-RMC ROUGH MECHANICAL | | | | | 02/09/2017 |
| PR | _____ | 006-PLR PLUMBING - ROUGH | | | | | 02/09/2017 |
| BC | _____ | 008-BSM BASEMENT FLOOR | | | | | 02/14/2017 |
| BC | _____ | 009-GAR GARAGE FLOOR | | | | | 02/22/2017 |
| PR | _____ | PM 011-PLU PLUMBING - UNDERSLAB | | | | | 02/13/2017 |
| BC | _____ | 012-INS INSULATION | | | | | 02/13/2017 |
| BC | _____ | 013-STP STOOP | | | | | 02/22/2017 |
| PR | _____ | 006-REL ROUGH ELECTRICAL | 20160841 | 892 N CARLY CIRCLE | 49 | | 02/07/2017 |
| PR | _____ | 007-RFR ROUGH FRAMING | | | | | 02/07/2017 |

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| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|----------|------------------------------|----------|------------------|-----|----------------|---------------|
| PR | _____ | 008-RMC ROUGH MECHANICAL | | | | | 02/07/2017 |
| PR | _____ | 009-PLR PLUMBING - ROUGH | | | | | 02/07/2017 |
| PR | _____ | 010-PLU PLUMBING - UNDERSLAB | | | | | 02/09/2017 |
| PR | _____ | 011-INS INSULATION | | | | | 02/09/2017 |
| BC | _____ | 012-BSM BASEMENT FLOOR | | | | | 02/09/2017 |
| BC | _____ | 013-GAR GARAGE FLOOR | | | | | 02/09/2017 |
| PR | _____ | 006-PLU PLUMBING - UNDERSLAB | 20160845 | 936 N CARLY CIR | 53 | | 02/09/2017 |
| BC | _____ | 007-BSM BASEMENT FLOOR | | | | | 02/09/2017 |
| BC | _____ | 008-GAR GARAGE FLOOR | | | | | 02/09/2017 |
| PR | _____ | 009-RFR ROUGH FRAMING | | | | | 02/14/2017 |
| PR | _____ | 010-REL ROUGH ELECTRICAL | | | | | 02/14/2017 |
| PR | _____ | 011-RMC ROUGH MECHANICAL | | | | | 02/14/2017 |
| PR | _____ | 012-PLR PLUMBING - ROUGH | | | | | 02/14/2017 |
| PR | _____ | 013-INS INSULATION | | | | | 02/17/2017 |
| PR | _____ AM | 005-SUM SUMP | 20160849 | 2641 FAIRFAX WAY | 255 | | 02/02/2017 |
| PR | _____ | 006-PLU PLUMBING - UNDERSLAB | | | | | 02/03/2017 |
| BC | _____ | 007-BSM BASEMENT FLOOR | | | | | 02/06/2017 |
| BC | _____ | 008-GAR GARAGE FLOOR | | | | | 02/17/2017 |
| BC | _____ | 005-BSM BASEMENT FLOOR | 20160851 | 2689 LILAC WAY | 320 | | 02/16/2017 |
| PR | _____ | 006-RFR ROUGH FRAMING | | | | | 02/16/2017 |
| PR | _____ | 007-REL ROUGH ELECTRICAL | | | | | 02/16/2017 |
| PR | _____ | 008-RMC ROUGH MECHANICAL | | | | | 02/16/2017 |
| PR | _____ | 009-PLR PLUMBING - ROUGH | | | | | 02/16/2017 |
| BC | _____ AM | 011-GAR GARAGE FLOOR | | | | | 02/27/2017 |

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|-----------|----------|---------------------------------|----------|-----------------------|-----|----------------|---------------|
| BC | _____ | 012-STP STOOP | | | | 02/28/2017 | |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20160857 | 501 WINDETT RIDGE RD | 68 | | 02/24/2017 |
| PR | _____ | 007-PLU PLUMBING - UNDERSLAB | 20160865 | 926 N CARLY CIR | 52 | | 02/09/2017 |
| PR | _____ | 008-RFR ROUGH FRAMING | | | | | 02/22/2017 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 02/22/2017 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 02/22/2017 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 02/22/2017 |
| BC | _____ | 012-BSM BASEMENT FLOOR | | | | | 02/23/2017 |
| BC | _____ | 013-GAR GARAGE FLOOR | | | | | 02/23/2017 |
| BC | _____ AM | 014-STP STOOP | | | | | 02/27/2017 |
| BC | _____ | 015-INS INSULATION | | | | | 02/27/2017 |
| BC | _____ | 004-BSM BASEMENT FLOOR | 20160866 | 1007 N CARLY CIR | 120 | | 02/23/2017 |
| BC | _____ | 005-GAR GARAGE FLOOR | | | | | 02/23/2017 |
| BC | _____ AM | 006-STP STOOP | | | | | 02/27/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20160868 | 773 BLUESTEM DR | 27 | | 02/21/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160878 | 1882 WALSH DR | 105 | | 02/10/2017 |
| PR | _____ AM | 005-PLU PLUMBING - UNDERSLAB | 20160880 | 2702 PHELPS CT | 274 | | 02/22/2017 |
| BC | _____ | 006-PHD POST HOLE - DECK | | | | | 02/17/2017 |
| BC | _____ | 007-BSM BASEMENT FLOOR | | | | | 02/22/2017 |
| BC | _____ | 008-GAR GARAGE FLOOR | | | | | 02/22/2017 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | 20160886 | 343 TYLER CREEK CT | 83 | | 02/23/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160889 | 554 KELLY AVE | 161 | | 02/02/2017 |
| | | Comments1: WINDOWS | | | | | |
| PR | _____ | 001-RFR ROUGH FRAMING | 20160893 | 54 W COUNTRYSIDE PKWY | 0 | | 02/09/2017 |
| PR | _____ | 002-REL ROUGH ELECTRICAL | | | | | 02/09/2017 |

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| PR | _____ | 003-PLR PLUMBING - ROUGH | | | | | 02/09/2017 |
| PR | _____ | 004-ABC ABOVE CEILING | | | | | 02/28/2017 |
| PR | _____ AM | 005-SUM SUMP | 20160895 | 2642 LILAC WAY | 376 | | 02/27/2017 |
| PR | _____ | 006-PLU PLUMBING - UNDERSLAB | | | | | 02/27/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160896 | 202 BEAVER STREET | 1 | | 02/14/2017 |
| BC | _____ | 002-FOU FOUNDATION | 20170001 | 1024 S CARLY CIR | 114 | | 02/08/2017 |
| PR | _____ | 003-BKF BACKFILL | | | | | 02/09/2017 |
| PR | _____ | 004-ESW ENGINEERING - SEWER / WAT | | | | | 02/07/2017 |
| PR | _____ | 005-GAR GARAGE FLOOR | | | | | 02/28/2017 |
| PR | _____ | 006-BSM BASEMENT FLOOR | | | | | 02/28/2017 |
| PR | _____ | 007-PLU PLUMBING - UNDERSLAB | | | | | 02/28/2017 |
| PR | _____ | 001-FTG FOOTING | 20170002 | 1023 N CARLY CIR | 119 | | 02/09/2017 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 02/10/2017 |
| BC | _____ | 003-BKF BACKFILL | | | | | 02/21/2017 |
| PR | _____ | 004-ESW ENGINEERING - SEWER / WAT | | | | | 02/28/2017 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | | | | 02/28/2017 | |
| BH | _____ | 001-FTG FOOTING | 20170003 | 520 E KENDALL DR | 3 | | 02/28/2017 |
| PR | _____ | 001-FIN FINAL INSPECTION | 20170006 | 1935 CONEFLOWER CT. | 161 | | 02/22/2017 |
| BC | _____ | 003-BKF BACKFILL | 20170007 | 997 N CARLY CIR | 121 | | 02/03/2017 |
| | | Comments1: BRACE WALLS BEFORE BACKFILLING | | | | | |
| PR | _____ AM | 004-ESW ENGINEERING - SEWER / WAT | | | | | 02/06/2017 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | | | | | 02/28/2017 |
| PR | _____ | 005-FIN FINAL INSPECTION | 20170008 | 634 W VETERANS PKWY | A-F | | 02/03/2017 |
| PR | _____ | 006-PLF PLUMBING - FINAL OSR READ | | | | | 02/03/2017 |
| MT | _____ | 007-FFD BKFD FINAL INSPECTION | | | | | 02/06/2017 |

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|-----------|----------|-----------------------------------|----------|--------------------|-----|----------------|---------------|
| PR | _____ | 001-ESW ENGINEERING - SEWER / WAT | 20170010 | 1973 MEADOWLARK LN | 121 | | 02/06/2017 |
| BC | _____ AM | 002-FTG FOOTING | | | | | 02/13/2017 |
| BC | _____ | 003-BKF BACKFILL | | | | | 02/22/2017 |
| PR | _____ | 004-FOU FOUNDATION | | | | | 02/16/2017 |
| PR | 11:00 | 003-WAT WATER | 20170013 | 2691 MCLELLAN BLVD | 50 | | 02/02/2017 |
| PR | 11:00 | 004-ESS ENGINEERING - STORM | | | | | 02/02/2017 |
| PR | _____ | 005-BKF BACKFILL | | | | | 02/03/2017 |
| PR | _____ | 006-PLU PLUMBING - UNDERSLAB | | | | | 02/23/2017 |
| BC | _____ | 007-BSM BASEMENT FLOOR | | | | | 02/24/2017 |
| BC | _____ | 008-GAR GARAGE FLOOR | | | | | 02/24/2017 |
| BC | _____ | 009-STP STOOP | | | | | 02/24/2017 |
| PR | _____ AM | 001-FTG FOOTING | 20170015 | 722 KENTSHIRE DR | 118 | | 02/03/2017 |
| BC | _____ AM | 002-FOU FOUNDATION | | | | | 02/07/2017 |
| PR | _____ PM | 003-ESW ENGINEERING - SEWER / WAT | | | | | 02/21/2017 |
| PR | _____ | 004-BKF BACKFILL | | | | | 02/22/2017 |
| BC | _____ | 001-FTG FOOTING | 20170016 | 2629 LILAC WAY | 313 | | 02/08/2017 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 02/09/2017 |
| BC | _____ | 003-BKF BACKFILL | | | | | 02/15/2017 |
| PR | _____ PM | 004-ESW ENGINEERING - SEWER / WAT | | | | | 02/23/2017 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | | | | | 02/27/2017 |
| BC | 11:00 | 002-FTG FOOTING | 20170021 | 1121 CLEARWATER DR | 196 | | 02/02/2017 |
| BC | _____ | 003-FOU FOUNDATION | | | | | 02/13/2017 |
| PR | _____ | 004-BKF BACKFILL | | | | | 02/21/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20170022 | 1153 TAUS CIR | 110 | | 02/03/2017 |

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|-----------|----------|--|----------|------------------------|-----|----------------|---------------|
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170026 | 2396 IROQUOIS LN | 33 | | 02/10/2017 |
| BC | 12:00 | 001-PHD POST HOLE - DECK | 20170030 | 822 CAULFIELD PT | 109 | | 02/16/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170033 | 407 E KENDALL DR | 30 | | 02/17/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | | | | 02/23/2017 | |
| PR | _____ | 001-RFR ROUGH FRAMING Comments1: DRAFT STOP INSPECTION NEEDED | 20170039 | 886 FLINT CREEK LN | 149 | | 02/17/2017 |
| PR | _____ | 002-REL ROUGH ELECTRICAL | | | | | 02/17/2017 |
| PR | _____ AM | 001-ESW ENGINEERING - SEWER / WAT | 20170041 | 205 OAKWOOD ST | 21 | | 02/24/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170042 | 736 HAYDEN DR | 65 | | 02/22/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | | | | | 02/24/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170043 | 2752 LILAC CT | 330 | | 02/27/2017 |
| PR | _____ | 001-ESW ENGINEERING - SEWER / WAT | 20170045 | 501 W KENDALL DR | | | 02/14/2017 |
| PR | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20170046 | 114 CONOVER CT | | | 02/17/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | | | | | 02/24/2017 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20170047 | 349 E HYDRAULIC AVENUE | | | 02/22/2017 |
| BC | 11:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20170051 | 574 W BARBERRY CIR | 52 | | 02/22/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170052 | 403 BRUELL ST | 30 | | 02/27/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170055 | 2487 ELLSWORTH CT | 352 | | 02/28/2017 |
| BC | _____ | 001-FTG FOOTING | 20170056 | 2606 FAIRFAX WAY | 276 | | 02/27/2017 |

DATE: 03/01/2017
 TIME: 09:54:07
 ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
 CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 02/01/2017 TO 02/28/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|----------------------|------|------------------------------------|--------|---------|-----|-------------|------------|
| ----- | | | | | | | |
| PERMIT TYPE SUMMARY: | | BIP BUILD INCENTIVE PROGRAM | SFD | | 165 | | |
| | | BSM BASEMENT REMODEL | | | 2 | | |
| | | COM COMMERCIAL BUILDING | | | 5 | | |
| | | CRM COMMERCIAL REMODEL | | | 12 | | |
| | | DCK DECK | | | 2 | | |
| | | ELE ELECTRICAL UPGRADE | | | 1 | | |
| | | FNC FENCE | | | 10 | | |
| | | HVC HVAC UNIT/S | | | 1 | | |
| | | MIS MISCELLANEOUS | | | 1 | | |
| | | PTO PATIO / PAVERS | | | 2 | | |
| | | REM REMODEL | | | 1 | | |
| | | REP REPAIR | | | 3 | | |
| | | ROF ROOFING | | | 55 | | |
| | | SFD SINGLE-FAMILY DETACHED | | | 60 | | |
| | | WIN WINDOW REPLACEMENT | | | 1 | | |
| | | | | | | | |
| INSPECTION SUMMARY: | | ABC ABOVE CEILING | | | 1 | | |
| | | BKF BACKFILL | | | 9 | | |
| | | BSM BASEMENT FLOOR | | | 14 | | |
| | | EFL ENGINEERING - FINAL INSPECTION | | | 10 | | |
| | | ELE ELECTRIC SERVICE | | | 1 | | |
| | | ESS ENGINEERING - STORM | | | 1 | | |
| | | ESW ENGINEERING - SEWER / WATER | | | 9 | | |
| | | FFD BKFD FINAL INSPECTION | | | 1 | | |
| | | FIN FINAL INSPECTION | | | 74 | | |
| | | FOU FOUNDATION | | | 7 | | |
| | | FTG FOOTING | | | 8 | | |
| | | GAR GARAGE FLOOR | | | 18 | | |
| | | INS INSULATION | | | 17 | | |
| | | PHD POST HOLE - DECK | | | 4 | | |
| | | PHF POST HOLE - FENCE | | | 7 | | |
| | | PLF PLUMBING - FINAL OSR READY | | | 12 | | |
| | | PLR PLUMBING - ROUGH | | | 21 | | |
| | | PLU PLUMBING - UNDERSLAB | | | 17 | | |
| | | PPS PRE-POUR, SLAB ON GRADE | | | 4 | | |
| | | REI REINSPECTION | | | 3 | | |
| | | REL ROUGH ELECTRICAL | | | 22 | | |
| | | RFR ROUGH FRAMING | | | 22 | | |
| | | RMC ROUGH MECHANICAL | | | 20 | | |
| | | ROF ROOF UNDERLAYMENT ICE & WATER | | | 3 | | |
| | | STP STOOP | | | 10 | | |
| | | SUM SUMP | | | 5 | | |
| | | WAT WATER | | | 1 | | |
| | | | | | | | |
| INSPECTOR SUMMARY: | | BC BOB CREADEUR | | | 141 | | |
| | | BH BRIAN HOLDIMAN | | | 1 | | |

DATE: 03/01/2017
TIME: 09:54:07
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 02/01/2017 TO 02/28/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------------|------|--------------------|--------|------------------|-----|----------------|---------------|
| ----- | | | | | | | |
| | | MT | | MICHAEL TORRENCE | | 1 | |
| | | PR | | PETER RATOS | | 166 | |
| | | TK | | TOM KONEN | | 12 | |
| STATUS SUMMARY: | A | BH | | | | 1 | |
| | C | BC | | | | 33 | |
| | C | MT | | | | 1 | |
| | C | PR | | | | 9 | |
| | I | BC | | | | 107 | |
| | I | PR | | | | 139 | |
| | I | TK | | | | 2 | |
| | T | BC | | | | 1 | |
| | T | PR | | | | 18 | |
| | T | TK | | | | 10 | |
| REPORT SUMMARY: | | | | | | 321 | |



| 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 checked="" 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 2017-24

Agenda Item Summary Memo

Title: Property Maintenance Report for February 2017

Meeting and Date: Economic Development Committee – April 5, 2017

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/320/City-Council>



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: February 28, 2017
Subject: February Property Maintenance

Property Maintenance Report February 2017

Adjudication:

7 Property Maintenance Cases heard in February

2/13/2017

| | | | |
|--------|-----------------|---------------------|-----------|
| N 3313 | 2584 Madden Ct. | Unsafe Structures | Dismissed |
| N 3501 | 4479 Tampa Dr. | Work Without Permit | Dismissed |

2/22/2017

| | | | |
|--------|-----------------|------------------------|---------------|
| N 3314 | 2584 Madden Ct. | Unauthorized Tampering | Liable \$1000 |
|--------|-----------------|------------------------|---------------|

2/27/2017

| | | | |
|--------|-----------------------|--------------------|--------------|
| N 3315 | 8721 Rt. 126 | Off Street Parking | Dismissed |
| N 3316 | 8721 Rt. 126 | Trailer Storage | Dismissed |
| N 3317 | 8721 Rt. 126 | Commercial Vehicle | Liable \$75 |
| N 3502 | 225 Windett Ridge Rd. | Motor Vehicles | Liable \$200 |

Case Report

2/1/2017 - 2/28/2017

| Case # | Case Date | ADDRESS OF COMPLAINT | TYPE OF VIOLATION | STATUS | VIOLATION LETTER SENT | FOLLOW UP STATUS | CITATION ISSUED | DATE OF HEARING | ADJUDICATION FINDINGS |
|----------|-----------|-------------------------|-------------------------------------|-----------------|-----------------------|------------------|-----------------|-----------------|-----------------------|
| 20170061 | 2/22/2017 | 805 S State St | Vehicle | IN VIOLATION | 2/23/2017 | | | | |
| 20170060 | 2/21/2017 | 707 S Bridge St | Vehicle | IN VIOLATION | 2/22/2017 | | | | |
| 20170059 | 2/17/2017 | 2832 Cryder Way | Vehicle | IN VIOLATION | 2/21/2017 | | | | |
| 20170058 | 2/17/2017 | 2952 Ellsworth Dr | Vehicle | IN VIOLATION | 2/21/2017 | | | | |
| 20170057 | 2/14/2017 | 202 Walsh Circle | Vehicles | IN VIOLATION | 2/16/2017 | | | | |
| 20170056 | 2/14/2017 | 305 E. Somonauk St. | Vehicles | IN VIOLATION | 2/16/2017 | | | | |
| 20170055 | 2/14/2017 | 1436 Chestnut Lane | Vehicles | IN VIOLATION | 2/16/2017 | | | | |
| 20170054 | 2/14/2017 | 1432 Chestnut Lane | Vehicles | IN VIOLATION | 2/16/2017 | | | | |
| 20170053 | 2/14/2017 | 1423 Chestnut Ct. | Vehicles | IN VIOLATION | 2/17/2017 | | | | |
| 20170052 | 2/14/2017 | 1431 Chestnut Lane | Vehicles | IN VIOLATION | 2/17/2017 | | | | |
| 20170051 | 2/14/2017 | 2202 Iroquois Lane | Vehicles | CLOSED | | | | | |
| 20170050 | 2/10/2017 | 2201 Iroquois Ln | Boat on a trailer parked on lawn | IN VIOLATION | 2/15/2017 | | | | |
| 20170049 | 2/8/2017 | 1808 Country Hills Dr | Working with out permit | CLOSED | 2/10/2017 | COMPLIANT | | | |
| 20170048 | 2/8/2017 | 122 Claremont Ct | Vehicle | IN VIOLATION | 2/22/2017 | | | | |
| 20170047 | 2/8/2017 | 1610 COTTONWOOD TR | SHED TOO CLOSE TO HOUSE | IN VIOLATION | 2/9/2017 | | | | |
| 20170046 | 2/8/2017 | 2401 Fairfax Way | Vehicle | CLOSED | 2/10/2017 | COMPLIANT | | | |
| 20170045 | 2/8/2017 | 506 W Fox St | Vehicle | CLOSED | 2/10/2017 | COMPLIANT | | | |
| 20170044 | 2/8/2017 | 2207/2204 Kings mill st | Junk,Trash | TO BE INSPECTED | | | | | |
| 20170043 | 2/8/2017 | 1612 Cypress Ln | VEHICLES & TRAILERS PARKED ON GRASS | CLOSED | 2/9/2017 | COMPLIANT | | | |

| | | | | | | | | | |
|----------|----------|----------------|-----------------------|--------------|----------|-----------|--|--|--|
| 20170042 | 2/2/2017 | Bailey Rd | Vehicle | PENDING | | | | | |
| 20170041 | 2/1/2017 | 510 Blaine St. | OFF STREET PARKING | CLOSED | 2/3/2017 | COMPLIANT | | | |
| 20170040 | 2/1/2017 | 804 Morgan St | Vehicles | IN VIOLATION | 2/3/2017 | | | | |
| | | | | | | | | | |

Total Records: 22



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

Agenda Item Number

New Business #4

Tracking Number

EDC 2017-25

Agenda Item Summary Memo

Title: Economic Development Report for March 2017

Meeting and Date: Economic Development Committee – April 5, 2017

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 April 2017 EDC Meeting of the United City of Yorkville

March 2017 Activity

Downtown Redevelopment:

- Continue conversations with two developers looking at different multi-purpose projects in the downtown.

Development south of Fox River:

- Continue to work with a grocer interested in locating grocery store south of the River. The conversation continues, which is very encouraging.
- Working with other parties interested in leasing other space in existing centers near Route 47 & 71.

Development north of the Fox River:

- Kendall Crossing...Working with Sonny Shah, and experienced Hotel operator to develop a four story, 90 plus room hotel on the property. The hotel will be a national chain, and include amenities such as indoor pool, work out room, and daily breakfast. Kendall Hospitality will also develop an adjoining banquet/conference center at Kendall Crossing. The total cost of this project is estimated to be slightly over \$12 million. There will be approximately 70 new jobs created by this exciting new project. We anticipate that the remaining lots at Kendall Crossing, will develop in a short period of time.
- Kendall Marketplace...Working with Alex Berman (owner) to identify potential additional development on the project. This includes out lots, inline space, and the residential component of the project. Met with new brokers from Edgemark, who Mr. Berman has recently hired to market the development.

Industrial Development:

- Continue to work with major industrial user for potential development along Eldamain Road. The final determination for the project is in the hands of the “Board of Directors” of this publicly traded company. I have now been given a mid-April date for the official decision.
- Working with Wrigley to meet their needs to increase their production of Skittles in the Yorkville plant.

Recreational Development:

- Continue to work with Justine Brummel on multi-use sports facility. “Go For It Sports” anticipates a spring ground breaking. The Brummel’s have closed on their construction loan.

Other Activity:

- Attended “Chicago Regional Growth Initiative” to learn about ways the entire Chicagoland region can work together to increase development and opportunities.
- Met with a variety of residential builders doing general due diligence about Yorkville, to determine future opportunities.

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

New Business #5

Tracking Number

EDC 2017-26

Agenda Item Summary Memo

Title: TIF Inducement Resolution – Kendall Hospitality in Kendall Crossing

Meeting and Date: Economic Development Committee – April 5, 2017

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: N/ A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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Memorandum

To: Economic Development Committee
From: Bart Olson, City Administrator
CC:
Date: March 30, 2017
Subject: Kendall Hospitality TIF inducement resolution

Summary

Approval of a TIF inducement resolution for hotel and banquet facility within portions of the Kendall Crossing development.

Background

City staff has been in contact with a representative of Kendall Hospitality, LLC in the past few months, discussing their desire to build a multi-story hotel and banquet facility on the main lot within the Kendall Crossing TIF district. The owner has also applied for an enterprise zone designation through UIRVDA, and the City is contributing \$1,000 to that application under our enterprise zone policy. If the enterprise zone is successful, the owner has said that the ability to proceed with the project will require TIF assistance.

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 TIF inducement resolution with Kendall Hospitality, LLC.

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
TO INDUCE THE REDEVELOPMENT OF CERTAIN PROPERTY
WITHIN THE US ROUTE 34 AND ILLINOIS ROUTE 47 TAX INCREMENT
FINANCING REDEVELOPMENT PROJECT AREA
(Kendall Hospitality, LLC)**

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the “City”), is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of this State; and,

WHEREAS, pursuant to its powers and in accordance with the requirements of the Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, *et seq.*) (the “TIF Act”), the Mayor and City Council of the City (the “Corporate Authorities”) pursuant to Ordinance Nos. 2005-10A, 2005-10B and 2005-10C, respectively, on February 8, 2005, approved a redevelopment plan and project (the “Redevelopment Plan”) setting forth a plan for the development, redevelopment and revitalization of the US Route 34 and Illinois Route 47 Redevelopment Project Area (the “Project Area”); designated the Project Area as a “redevelopment project area,” as that term is defined under the TIF Act; and adopted tax increment allocation financing for the purpose of implementing the Redevelopment Plan for the Project Area; and,

WHEREAS, the City has been informed by Kendall Hospitality, LLC, a Delaware limited liability company, (the “Developer”) that it proposes to acquire approximately three (3) acres of property located within the Project Area (the “Subject Property”) in order to construct a hotel and an adjacent banquet facility (the “Project”) thereby enhancing tourism within the City and reducing the blighting factors that caused the designation of the Project Area as blighted; and,

WHEREAS, the Developer has also informed the City that the ability to undertake the Project on the Subject Property shall require financial assistance from the City for certain costs that would be incurred in connection with the redevelopment of the Subject Property, which costs would constitute Redevelopment Project Costs; and,

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

WHEREAS, the Developer desires such costs related to the Project to qualify for consideration as Redevelopment Project Costs that can be reimbursed utilizing incremental taxes pursuant to the TIF Act, provided that such costs constitute Redevelopment Project Costs under 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, prior to the adoption of any ordinance authorizing the execution of a redevelopment agreement between the City and the Developer, subject to the terms and conditions set forth in Section 3 of this Resolution.

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

Section 1. That the above recitals are incorporated and made a part of this Resolution.

Section 2. That the Corporate Authorities 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 plan and project 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 Properties 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 Mayor and City Council of the City of Yorkville, Illinois, this ____ day of _____, 2017.

CARLO COLOSIMO _____
JACKIE MILSCHEWSKI _____
CHRIS FUNKHOUSER _____
SEAVER TARULIS _____

KEN KOCH _____
JOEL FRIEDERS _____
DIANE TEELING _____

APPROVED:

Mayor

Attest:

City Clerk



| | |
|-----------------------|-------------------------------------|
| 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

Old Business #1

Tracking Number

EDC 2017-20

Agenda Item Summary Memo

Title: Vacant Building Registration Program

Meeting and Date: EDC/April 5, 2017

Synopsis: Proposal of a vacant building registration program for commercial, industrial and residential properties.

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 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
Date: March 22, 2017
Subject: **Vacant Property Registration Program**

Summary

Last month, staff reintroduced the Vacant Property Registration Program to the Economic Development Committee (EDC) after initially resending the program in July 2015 for reconsideration. Although staff presented compelling examples of vacant property complaints and damaged housing stock as a result of extended unknown vacancies staff had encountered since the program was initially proposed, the EDC continued to express concern regarding the proposed ordinance. Of specific concern to some members of the EDC related to the authority given to staff in the determination of a vacant building (Sections 4-7-4 and 4-7-5) and the requirement for an interior inspection by the City's Building department (Section 4-7-6-A-2). There was also a consensus by the EDC to reduce the program's originally proposed \$250 fee for registering a vacant building. Staff now proposes a \$150 annual registration fee with no additional fees for interior inspections.

As a follow-up to those concerns, the City Attorney has removed the above referenced sections of the proposed attached ordinance. This includes the removal of the requirement for an interior inspection and allows for the initial determination to be made via an exterior inspection and, if there are other serious interior violations that need to be inspected, the City can obtain an inspection warrant under the authority currently given to the Building Code Official. A summary of the proposed revised ordinance is provided below for your reference.

Revised Request

Below is a brief summary of the more compelling components of the revised ordinance such as the establishment of vacancy; obligation to register vacant buildings; and enforcement and penalties.

Criteria for Establishing Vacancy

Per the attached draft ordinance, staff is seeking to implement a Vacant Property Registration Program for the purpose of identifying, registering and regulating buildings that are deemed vacant. The following standards or evidence of vacancy, per the proposed ordinance, must include a combination of such conditions:

1. Substantially all lawful residential or business activity has ceased.
2. The percentage of the overall square footage of occupied to unoccupied space or the overall number of occupied and unoccupied units.
3. The building is substantially devoid of contents.
4. The condition and value of fixtures or personal property in the building.
5. The lack of utility services (water, sewer, electric or natural gas).
6. The building is the subject of a foreclosure action.
7. The presence or recurrence of uncorrected code violations.
8. Overgrown and/or dead vegetation.
9. Accumulation of newspapers, circulars, fliers and/or mail.

10. Abandonment by owner.

In order to determine vacancy, the revised code states that staff may evaluate buildings in the City that we believe to be unoccupied by means of any lawful **exterior inspection only**. This can be accomplished through our current complaint based inspection process. Depending upon the evidence of vacancy factors mentioned above, staff will make a determination as to whether the building is a "vacant" within the meaning of section 4-7-3 of this chapter which are as follows:

- A. Unoccupied and unsecured; or
- B. Unoccupied and secured by boarding or other similar means for more than thirty (30) days; or
- C. Unoccupied and a dangerous structure; or
- D. Unoccupied as a result of having been declared unsafe for occupancy by the director pursuant to applicable law; or
- E. Unoccupied and having multiple violations of this code, as amended; or
- F. Unoccupied and the building or its premises have been the site of unlawful activity within the previous six (6) months; or
- G. Condemned or declared unsafe for occupancy by the director and unlawfully occupied; or
- H. Unoccupied for over forty (40) days and during which time the director has issued an order to correct public nuisance conditions and the same have not been corrected in a code compliant manner; or
- I. Unoccupied and the subject of either pending mortgage foreclosure proceedings or mortgage foreclosure proceedings that have been completed within the past two (2) years and the building has not since been reoccupied; or
- J. Unoccupied for over one year; or
- K. Abandoned by persons who surrender their claim, right or interest in the property; or
- L. Unoccupied residential property found by a court of competent jurisdiction to be "abandoned residential property" as defined in sections 15-1200.5 and 15-1200.7 of the code of civil procedure.

However, vacant buildings **do not include** an "unoccupied building" which is: a) undergoing construction, renovation, or rehabilitation with an approved building permit, or b) unoccupied as a result of the owner who is a member of the military and is deployed for military service and is otherwise secure; or c) secure but is the subject of a probate action or other ownership dispute; or d) occupied only on a seasonal basis and is otherwise secure and in substantial compliance with all applicable codes, regulations and laws.

Determination of Vacancy

As currently proposed, the Community Development Director, or designee, may determine that a building which meets any of the criteria set forth above is a "vacant building". The determination will be made in writing and will state the factual basis for the finding within seven (7) days of making that determination, which will be sent to the name and address of the last taxpayer of record listed on the most recent Kendall County tax roll. The notice of determination will be sent by certified mail, return receipt requested, **and** by regular first class United States mail, and staff will maintain a record of all mailings for each notice of determination sent.

There is, however, an opportunity for the property owner to appeal the determination of vacancy to the City Administrator within fifteen (15) days of the date the notice was mailed. Upon

additional information provided by the owner that the property should not be considered “vacant” and therefore not subject to registering the property with the City, the Administrator has ten (10) days to decide on the appeal.

Note that the determination of vacancy is the first step in the administrative review process for those properties that are established to be vacant, but have not registered with the City. If after the determination by the Community Development Director and/or City Administrator, the property owner fails to register the building and pay all applicable registration fees, the enforcement then moves to the administrative adjudication process where a notice of violation is sent with a set amount for compliance, followed by a citation and hearing date should compliance is not met by the deadline.

Obligations to Register Vacant Buildings

Once there is a determination of vacancy, the property owner is then obligated to register the property with the City as follows:

- Completion of a registration form with pertinent information regarding the property, such as address, case name/number of any pending litigation, and contact for property maintenance.
- Payment of a **\$150 annual registration fee**, per building, this has been reduced from the formally proposed \$250 fee which included a \$200 registration and \$50 inspection fee.
- Proof of Insurance for as long as the building remains vacant. A copy will be required to be kept with the application which requires the following coverage:
 - \$500,000 for vacant residential building with one to three units
 - \$750,000 for vacant residential building with four to eleven units
 - \$1,000,000 for vacant residential building with twelve to forty-eight units
 - \$2,000,000 for vacant residential building with more than forty-eight units, manufacturing buildings, industrial buildings, storage or nonresidential commercial buildings.

The former proposal had the requirement of a Vacant Building Plan (Section 4-7-6-A-4) which has now been deleted as the focus of this ordinance will be to ensure the vacant premises are externally secure rather than brought to current code standards internally.

Enforcement and Penalties

Non-compliance by an owner of a vacant building with any of the obligations in the proposed ordinance is considered a violation of the City Code which is subject to a minimum fine of \$100 per day per violation to a maximum fine of \$750 per day per violation.

Potential Additional Tracking Tool

Per the EDC at last month’s meeting, there was discussion regarding the staff proposed use of a third party business, proChamps, to assist with tracking and registration of vacant properties in Yorkville. Out of that discussion was a request by the EDC to research additional businesses that track and register vacant/foreclosed buildings for municipalities. In conducting that supplemental research, staff found the following two (2) additional companies: Safeguard Properties¹ and Cyprex². Both

¹http://safeguardproperties.com/Resources/Vacant_Property_Registration/il.aspx?filter=vpr&city=yorkville&category=
<http://www.kendallcountynow.com/2015/07/14/vacant-building-plan-falls-in-yorkville/awssmdv/>

² <https://www.cyprex.com/services/vacantproperty.aspx>

companies track ordinances adopted by municipalities to require registration of vacant properties and provides this information to financial institutions, mortgage servicers, asset management companies and property owners, offering to complete the registration and be the point of contact for the municipality with regards to property maintenance/building code issues.

At this time, staff is not advocating for any particular service, but providing information on tools that are available to the City should there be a need within the department to engage any of these services in the future.

Staff Recommendation

Based upon the modifications made to the proposed ordinance at the direction of the EDC and prior research/data presented by staff at previous meetings regarding this matter, **staff continues to recommend the adoption** of the revised proposed Vacant Building Registry Program which is in line with over 80 communities in the State with regard to ordinance regulations and fees. Staff will be available at the meeting to answer any questions from the Committee regarding this agenda item.

Draft 3/20/17
Ordinance No. _____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,
ILLINOIS, ADDING LICENSING REQUIREMENTS AND REGULATION
OF VACANT BUILDINGS**

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the City desires to establish a program for identification, registration and regulation of buildings which are or become vacant and determine the responsibilities of owners of those vacant buildings.

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 Chapter 7 of Title 4 be and is hereby added to the Yorkville City Code to read as follows:

**“CHAPTER 7
VACANT BUILDINGS**

4-7-1: DECLARATION OF POLICY:

The purpose of this chapter is to protect the public health, safety, and welfare by enactment of this chapter which:

- A. Establishes a program for identification, registration, and regulation of buildings which are or become "vacant" as defined herein; and
- B. Determines the responsibilities of owners of vacant buildings; and
- C. Provides for administration, enforcement, abatement of public nuisances, and the imposition of penalties.

This chapter shall be liberally construed to effect its purposes.

4-7-2: OTHER ORDINANCES:

This chapter shall not be construed to prevent the enforcement of other applicable ordinances, codes, legislation, and regulations which prescribe standards other than are provided herein. When a provision of this chapter conflicts with any other provision of the code regulating the same subject matter, the more stringent or restrictive provision shall apply.

Field Code Changed

Field Code Changed

4-7-3: DEFINITIONS:

Unless otherwise expressly stated or clearly indicated by the context, the following terms shall, for the purpose of this chapter, have the meanings indicated in this section:

BOARDED BUILDING: A building that has had, in a manner intended to be temporary or permanent, any or all of its openings covered by some material for the purpose of securing or preventing access or damage to the building or its components, whether such material is opaque, solid or transparent, and whether such material is affixed to the interior or exterior of the building. For the purpose of this definition, such openings shall include any doors, windows or other openings that exist for the purpose of providing light, ventilation, ingress and egress to the building or other access to a part or portion of the building.

BUILDING: Any residential structure, or portion thereof, containing one or more dwelling units used or intended to be used for human habitation, or any business or commercial structure occupied or intended for supporting any occupancy.

DANGEROUS BUILDING:

- A. Any building that is dangerous to the public health because of its construction or condition, or which may cause or aid in the spread of disease or cause injury to the health of its occupants or to neighboring structures; or
- B. Any building which, because of faulty construction, age, lack of proper repair or any other cause, is especially liable to fire and constitutes or creates a fire hazard; or
- C. Any building, which, by reason of faulty construction, age or lack of repair is likely to collapse or fall.

DANGEROUS STRUCTURE: Any structure which is in a condition that is dangerous to the public health in any way.

DIRECTOR: The community development director, or his or her designee. All references to the director in this chapter shall be deemed to include the community development director or his or her designee.

DWELLING: A structure, or portion thereof, used for human habitation

DWELLING UNIT: One or more rooms containing individualized cooking, sleeping and sanitary facilities which is designated, occupied or intended for use by one household.

EVIDENCE OF VACANCY: Any condition that on its own or combined with other conditions present would lead a reasonable person to believe that the property is vacant. Such conditions include, but are not limited to, the following:

- A. Substantially all lawful residential or business activity has ceased.
- B. The percentage of the overall square footage of occupied to unoccupied space or the overall number of occupied and unoccupied units.
- C. The building is substantially devoid of contents.

- D. The condition and value of fixtures or personal property in the building.
- E. Lack of utility services (water, sewer, electric or natural gas).
- F. The building is the subject of a foreclosure action.
- G. The presence or recurrence of uncorrected code violations.
- H. Overgrown and/or dead vegetation.
- I. Accumulation of newspapers, circulars, fliers and/or mail.
- J. Abandonment by owner.

OWNER: Any person, agent, operator, firm, corporation, limited liability company, partnership, joint venture, land trust, inter vivos trust, or other entity having a legal or equitable interest in a property; or recorded in the official records of the state, county, or City as holding title to the property; or otherwise having control of the property, including, but not limited to, the guardian of the estate of any such person if ordered to take possession of real property by a court, the executor or administrator of the estate of any such person if authorized by statute or ordered to take possession of real property by a court, or any person maintaining, operating or collecting rent with respect to a property.

PERSON: Includes a corporation, a partnership, a limited liability company, a joint venture, or other entity as well as an individual.

PREMISES: A lot, plot or parcel of land including any structures thereon.

PUBLIC NUISANCE: Shall include the following:

- A. Any physical condition or uses of any premises that is regarded as a public nuisance at common law, under the Illinois Compiled Statutes, or under this code, as amended; or
- B. Any physical condition, use or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations, swimming pools and unsafe fences or structures; or
- C. Any building that has unsanitary sewage or plumbing facilities; or
- D. Any building designated by the director as unsafe for human habitation or use; or
- E. Any building that constitutes a fire hazard, or is unsafe or unsecure to a degree that endangers life, limb or property; or
- F. Any premises that is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds; or
- G. Any building that is: in a state of dilapidation, deterioration or decay; improperly constructed; unsecured; vacant and boarded; damaged by fire to the extent that it no longer provides shelter; in danger of collapse or structural failure; or dangerous to anyone on or near the premises; or
- H. Any premises that contains evidence of unlawful activity to a degree that such activity may endanger, threaten or otherwise negatively impact the users and value of adjacent premises; or
- I. Any premises found by a court of competent jurisdiction to be a criminal public nuisance under this code; or
- J. Any building deemed to be a "dangerous building" or any structure deemed to be a "dangerous structure" under this section.

UNOCCUPIED BUILDING: Any business, industrial, retail, or commercial building, or any single-family or multi-family building, or portion thereof, which is vacant and lacks the habitual

presence of human beings who have a legal right to be on the premises, including buildings ordered vacated by the director pursuant to authority granted to the director by this code. In determining whether a building is "unoccupied", the director may consider these factors, among others:

- A. A building at which substantially all lawful residential or business activity has ceased.
- B. The percentage of the overall square footage of occupied to unoccupied space or the overall number of occupied and unoccupied units.
- C. The building is substantially devoid of contents. The condition and value of fixtures or personal property in the building are relevant to this determination.
- D. The building lacks utility services, i.e., water, sewer, electric or natural gas.
- E. The building is the subject of a foreclosure action.
- F. The building is not actively for sale as part of a contractual agreement to sell the building, and lacks "For Sale", "For Rent" or similar signage.
- G. The presence or recurrence of uncorrected code violations.

VACANT BUILDING: A building or portion of a building which is:

- A. Unoccupied and unsecured; or
- B. Unoccupied and secured by boarding or other similar means for more than thirty (30) days; or
- C. Unoccupied and a dangerous structure; or
- D. Unoccupied as a result of having been declared unsafe for occupancy by the director pursuant to applicable law; or
- E. Unoccupied and having multiple violations of this code, as amended; or
- F. Unoccupied and the building or its premises have been the site of unlawful activity within the previous six (6) months; or
- G. Condemned or declared unsafe for occupancy by the director and unlawfully occupied; or
- H. Unoccupied for over forty (40) days and during which time the director has issued an order to correct public nuisance conditions and the same have not been corrected in a code compliant manner; or
- I. Unoccupied and the subject of either pending mortgage foreclosure proceedings or mortgage foreclosure proceedings that have been completed within the past two (2) years and the building has not since been reoccupied; or
- J. Unoccupied for over one year; or
- K. Abandoned by persons who surrender their claim, right or interest in the property; or
- L. Unoccupied residential property found by a court of competent jurisdiction to be "abandoned residential property" as defined in sections 15-1200.5 and 15-1200.7 of the code of civil procedure.

But not including an:

Unoccupied building: a) which is undergoing construction, renovation, or rehabilitation and which is in compliance with all applicable ordinances, codes, legislation, and regulations, and for which a building permit has issued, and for which construction, renovation or rehabilitation is proceeding diligently to completion; or b) which is unoccupied as a result of the owner who is a member of the military and is deployed for military service and is otherwise secure; or c) which is secure but is the subject of a probate action, action to quiet title or other ownership dispute; or d) which is occupied only on a seasonal basis and is otherwise secure and in substantial compliance with all applicable codes, regulations and laws.

CITY: The United City of Yorkville, an Illinois municipal corporation of Kendall County, Illinois.

4-7-4: VACANT BUILDING DETERMINATION:

A. The director may evaluate buildings in the City that he or she believes to be unoccupied by means of any lawful exterior inspection and based on evidence of vacancy factors and make a determination as to whether the building is a "vacant building" within the meaning of section 4-7-3 of this chapter. ~~For the purposes of conducting this evaluation, the director is authorized to enter upon any and all premises and within any and all unsecured structures.~~ The director may determine that a building which meets any of the criteria set forth in the definition of "vacant building" in section 4-7-3 of this chapter is not to be regulated under this chapter for a stated period, if upon consideration of reliable, substantiated and sufficient evidence, he or she determines that the circumstances which give rise to the building being eligible for regulation hereunder are clearly temporary in nature and are either in the process of being addressed or will soon be addressed by the owner and that therefore regulation of the building under this chapter would not serve the public health, welfare, and safety and makes written findings in support of his or her decision. The determination shall be in writing and shall state the factual basis for the determination. For buildings the director determines to be "vacant buildings", he or she shall, within seven (7) days of making that determination, send notice of his/her written determination with the factual findings to the name and address of the last taxpayer of record for such parcel listed on the most recent Kendall County tax roll. Said notice of determination shall be sent by certified mail, return receipt requested, and by regular first class United States mail, with proper postage prepaid, or by personal substitute service and posted in a conspicuous location on the building. Failure of delivery shall not excuse a person from complying with this chapter. The director may personally serve or cause personal service of the notice of determination. Any person making such service shall execute an affidavit attesting to the facts of service. The director shall maintain a record of such mailing for each notice of determination sent.

~~B. Unless waived by the director for good cause, the notice shall specify a date and time upon which the owner shall allow for a code compliance inspection of the interior of all "vacant buildings" to determine the extent of any compliance with City property maintenance, building, zoning, health, fire, water and sewer codes, and/or to determine whether there is any unsecured access to the building (doors, windows and other points of entry); whether flammable liquids or other hazardous materials are stored on the premises or in the vacant building; whether the utilities, including water, sanitary sewer, gas and/or electricity are running or have been shut off; whether the sump pump is working; whether there is any standing water in the basement or crawl space; whether the furnace and/or hot water heater are operable if the gas has not been turned off to the vacant building; whether the roof or other exterior surface or enclosures are leaking or have been water damaged, whether there are any visible signs of mold; whether there are animals, rodents, vermin or insects present on the premises or in the building; and whether all outdoor pools and/or hot tubs are securely covered and/or drained. Said inspection shall also determine the existence of any unlawful improvements to the property and any portions of the building, including attic and basement areas, that appear to have been unlawfully occupied.~~

~~C. If the director requests a code compliance inspection of the interior of the building at the time he or she issues the notice of determination, the director shall set a tentative date and time for the code compliance inspection of the interior of the vacant building. After receipt of the notice of determination that includes a tentative walk-through inspection date, if the owner does not appeal the determination, the owner shall either confirm the tentative date for the inspection or shall schedule a new date and time for same. If the owner fails to confirm the tentative date and time for the inspection or refuses to schedule or permit the inspection within a reasonable time, the City may obtain an administrative search warrant to accomplish the inspection, and will not conduct an interior inspection of the premises without obtaining such warrant, except when there is evidence of vacancy and access to the building is unsecured or there is an actual emergency or if the City administrator or the chief of police determines that there is an actual threat to health or safety based on reliable, substantiated and sufficient evidence.~~

~~D. The City shall charge the owner a fee of fifty dollars (\$50.00) to offset the cost to the City of said inspection. The owner shall pay the inspection fee to the City within thirty (30) days of the initial inspection. (The fee could be for the exterior inspection of the property)~~

~~B. The notice of determination shall contain a statement of the obligations of the owner of a building determined to be a vacant building, a copy of the registration form the owner is required to file pursuant to section 4-7-6 of this chapter, and a notice of the owner's right to appeal the director's determination.~~

4-7-5: APPEAL OF VACANT BUILDING DETERMINATION:

A. An owner of a building determined by the director to be a vacant building as provided for in this chapter may appeal that determination to the City Administrator. Such appeal shall be in writing and shall be filed with the City Administrator within fifteen (15) days of the date of mailing of the notice of determination. The filing of an appeal stays the owner's obligation to register his or her building as required by section 4-7-6 of this chapter. The appeal shall contain a complete statement of the reasons the owner disputes the director's determination, shall set forth specific facts in support thereof, and shall include all evidence the owner relies upon to support the appeal. The City Administrator or her designee shall decide the appeal on the basis of facts presented by the owner in his or her written appeal and the director's written determination.

B. The burden is upon the owner to present sufficient evidence to persuade the City Administrator that it is more likely than not that the subject building is not a "vacant building" within the meaning of this chapter.

C. The City Administrator, or her designee, shall send a written decision to the owner within ten (10) days of her receipt of the appeal. The City Administrator may, but is not required to, seek additional information from the owner. The City Administrator, or her designee, may, upon written notice thereof to the owner, take ten (10) additional days, to decide the appeal if she determines that such additional time is required for consideration of the appeal.

D. An owner who wishes to challenge applicability of this chapter to his/her building prior to the director's determination having been made shall set forth specific facts to support inapplicability

in writing to the director. In the event the director determines that the subject building is a "vacant building", the owner shall have the right to appeal the director's determination to the City Administrator as provided for herein.

E. If the City Administrator, or her designee, fails to grant or deny an appeal within the time periods set forth in this section, the appeal shall be deemed denied.

F. All references to the City Administrator in this chapter shall be deemed to include the City administrator or his or her designee.

4-7-6: OBLIGATION TO REGISTER VACANT BUILDINGS AND FORECLOSED UNOCCUPIED BUILDINGS:

Owners of "vacant buildings" and mortgage lenders who acquire title to unoccupied buildings shall be required to register the same with the director as prescribed below:

A. Owner's Obligation To Register Vacant Buildings: The owner of a building that the director has determined to be a "vacant building", or the owner of a building whose appeal from the director's determination has been denied by the City Administrator, or the owner of a building who knows, or from all the facts and circumstances should know, that his or her building is or has become a "vacant building" within the meaning of this chapter, shall take the actions provided for in this section within fifteen (15) days after either the date of director's notice of determination, the denial of the owner's appeal, or the occurrence of facts that would cause a reasonable person to believe that the building was a "vacant building".

1. Registration of Building: The owner of a "vacant building" shall be required to register the building with the director on a form provided by the director and pay a ~~onetwo~~ hundred ~~fifty~~ dollar (\$~~152~~90.00) annual nonprorated vacant building registration fee. ~~This annual registration fee shall be in addition to the fifty dollar (\$50.00) inspection fee set forth in subsection 4-7-4D of this chapter.~~

a. The form shall include, as a minimum, the name, street address, and telephone number of the owner; the case name and number of any litigation pending concerning or affecting the building, including bankruptcy cases; and the name, street address, and telephone number of all persons with any legal, equitable or beneficial interest in the building or the premises. The form shall require the owner to identify and authorize a natural person twenty one (21) years of age or older who maintains a permanent address in Kendall County to accept service on behalf of the owner with respect to any notices the director sends pursuant to this chapter or service of process in any proceeding commenced to enforce any provision of this chapter, and file with the director on the registration form, the name, address, telephone number, of said person. A street address is required; a post office box is not an acceptable address.

b. The form shall require the owner to:

(1) Indicate his or her "acceptance of notice by posting" consenting to service of notices sent or required to be sent, pursuant to this chapter, by posting on the building if the owner fails to renew the registration if required, or maintain as current with the director the information required regarding the person designated and authorized to accept notice and service of process;

- (2) Renew the vacant building registration each year on the anniversary date of the first filing for the time the building remains vacant and pay the required ~~two~~ one hundred and fifty dollar (\$~~200~~150.00) annual fee; and
- (3) File an amended registration within fifteen (15) days of any change in the information contained in the annual registration. A new registration is required for any change in ownership whatsoever.

4c. Registration does not exonerate the owner from compliance with all applicable codes and ordinances, including this chapter, nor does it preclude any of the actions that the City is authorized to take pursuant to this chapter or elsewhere in this code.

~~2. Inspection Conducted: The City shall send an inspection report to the owner within thirty (30) days. The owner shall allow for a code compliance inspection of the interior of the vacant building and pay the fifty dollar (\$50.00) fee to defray the cost of said inspection. The inspection report shall include a reasonable date by which code compliance shall be required, and periodic reinspections shall take place, as necessary, until code compliance is achieved.~~

3. Insurance Required: The owner shall obtain liability insurance and maintain such insurance for as long as the building is vacant, and file evidence of such insurance with the director, as follows: five hundred thousand dollars (\$500,000.00) for a vacant residential building of one to three (3) units; seven hundred fifty thousand dollars (\$750,000.00) for a vacant residential building of four (4) to eleven (11) units; one million dollars (\$1,000,000.00) for a vacant residential building of twelve (12) to forty eight (48) units; two million dollars (\$2,000,000.00) for a vacant residential building of more than forty eight (48) units; and two million dollars (\$2,000,000.00) for a vacant manufacturing, industrial, storage, or nonresidential commercial building.

~~4. Vacant Building Plan: Unless waived in writing by the director at the time of his or her determination that the building is a "vacant building", the owner shall submit a vacant building plan at the time a building is registered as required herein. The director may prescribe a form for the plan. If the owner fails to submit the plan if so requested and as provided for by this chapter, the director may determine the plan, which he may allow to be modified after conducting a code compliance inspection and follow up inspections for code compliance. The plan shall contain the following as a minimum:~~

~~a. A plan of action to repair any doors, windows, or other openings which are boarded up or otherwise secured or covered by any means other than conventional methods used in the design of the building or permitted for new construction or similar type. The proposed repair shall result in openings being secured by conventional methods used in the design of the building or by methods permitted for new construction of similar type with board removed. Boarding shall be accomplished with materials and methods described by the director and available from the director. The owner shall maintain the building in an enclosed and secure state until the building is reoccupied or made available for immediate occupancy. If the owner demonstrates that securing of the building will provide adequate protection to the public, the director may waive the requirement of an enclosure.~~

~~b. For buildings and/or premises which are determined by the director as being or containing public nuisances, as defined in section 4-7-3 of this chapter, then the vacant building/premises plan shall contain a plan of action to remedy such public nuisance(s).~~

~~e. A time schedule identifying a date of commencement of repair and date of completion of repair for each improperly secured opening and nuisance identified by the director.~~

~~d. When the owner proposes to demolish the vacant building, then the owner shall submit a plan and time schedule for such demolition. The owner shall ensure all necessary permits and approvals are obtained prior to commencing demolition.~~

~~e. A plan of action to maintain the building and/or premises thereof in conformance with this chapter.~~

~~f. A plan of action, with a time schedule, identifying the date the building will be habitable and occupied or offered for occupancy or sale. The time schedule shall include date(s) by which all necessary permits shall be procured, date(s) of commencement and completion of all actions required to achieve habitability. No plan which fails to provide for compliance with this chapter or, which will not, as determined by the director, achieve such compliance, within thirty (30) days, in the case of a vacant boarded building, and within one year, in the case of a vacant, unboarded, and code compliant building will be approved, except that the director may approve an extension of the time during which the building will be unoccupied beyond one year to a date certain but then only based upon clear and documented evidence of good cause shown by the owner as determined by the director.~~

~~g.4.~~ All premises upon which unoccupied or vacant buildings are located shall at all times be maintained in compliance with this code, as amended, including, but not limited to, the following:

~~(1) Interior: All interior structures shall be maintained in a clean, safe, secure and sanitary condition. Special attention shall be made to utilities and, if applicable, sump pumps and other related devices shall be kept operational. Winterization of structures shall be completed as necessary.~~

~~(2) Exterior: All exterior structures and property shall be maintained and kept free of items that give the appearance that the property is abandoned, including, but not limited to, overgrown and/or dead vegetation, accumulation of newspapers, circulars, fliers and/or mail, past due utility notices and/or disconnected utilities, or the accumulation of junk or debris.~~

~~h.5.~~ For vacant commercial property exterior lighting shall be maintained according to standards established by the director and available from the director.

~~i.a.~~ For vacant commercial property, all ground floor windows facing street frontage, including, but not limited to, all display windows in unoccupied or vacant commercial buildings shall be kept in a well maintained and clean condition and shall be covered on the interior side in a professionally finished manner with an opaque window covering material manufactured for that purpose and approved by the director, or in the case of display windows, such windows shall be kept in a well maintained and clean condition and the display area shall be enclosed with a professionally finished backdrop, floor, side walls and ceiling all of which shall be kept in a well maintained and clean condition and shall be well lighted from ten o'clock (10:00) A.M. to ten o'clock (10:00) P.M. each day unless waived by the director in the event electricity has been shut off to the commercial building. Photographs, paintings and other works of art or other tasteful forms of decoration may be professionally displayed in these properly enclosed clear glass display windows. If opaque window covering material is used, a one foot by one foot (1' x 1') clear glass opening through which the interior space is clearly visible shall be maintained at standing eye level along one edge of one such window.

~~5. Security Guard Service: In the event the director makes a written determination that the vacant commercial or industrial building constitutes a fire hazard, is otherwise dangerous to human life or the public welfare, involves illegal or improper use, occupancy, or maintenance, under such conditions that securing the building is insufficient to prevent the actual or threatened harm, the director shall provide notice thereof to the owner and may require the owner to provide bonded, licensed and insured security guard service at the building between the hours of four o'clock (4:00) P.M. and eight o'clock (8:00) A.M. as part of its vacant building plan.~~

6. Additional Information Posted: Affix to any building which is boarded, a weatherproof eight and one-half inch by eleven inch (8.5" x 11") sign which provides the following information: the name, address, and telephone number of the owner, the name, address and telephone number of the person authorized to accept notice and service of process and in addition, for buildings which are the subject of a foreclosure action, the name, address, and telephone number of the plaintiff and the plaintiff's attorney, if any, in the foreclosure action. The sign must be placed so that its message is legible from the public way.

B. Mortgage Lender's Obligation to Register Unoccupied Buildings Acquired through Mortgage Foreclosure: The obligation to register buildings shall extend to mortgage lenders that have obtained title to unoccupied buildings through a mortgage foreclosure action.

1. Mortgage lenders shall register unoccupied buildings with the director within fifteen (15) days of the date it knew or should have known that the building was unoccupied after the initiation of mortgage foreclosure proceedings, or within fifteen (15) days of obtaining title to same.

2. Mortgage lenders obtaining title to properties containing an unoccupied building shall comply with all of the requirements of this chapter with respect to ownership of vacant buildings.

3. An amended registration form shall be filed in accordance with subsection A of this section, within fifteen (15) days of any change in the information provided in any registration form provided hereunder, and a vacant building plan shall be filed in accordance with subsection A4 of this section within thirty (30) days of obtaining title to an unoccupied building, unless said requirement has been waived or extended in writing by the director prior to the expiration for said thirty (30) days.

4-7-7: APPROVAL OF PLAN:

~~A. Review of Vacant Building Plan: If required by this chapter, the director shall review the proposed vacant building plan in accordance with the standards below. The director shall send notice to the owner of the vacant building of his or her determination.~~

~~B. Standards for Vacant Building Plan Approval: In considering the appropriateness of a vacant building plan, the director shall include the following in his or her consideration and shall make written findings as to each:~~

~~1. The purposes of this chapter and intent of the City board to minimize the time a building is boarded or otherwise vacant.~~

~~2. The effect of the building and the proposed plan on adjoining property.~~

~~3. The length of time the building has been vacant.~~

~~4. The presence of any public nuisances on the property.~~

~~5. The likelihood that the plan or portion(s) thereof will prevent or ameliorate the condition it is designed to address.~~

4-7-8: AUTHORITY TO MODIFY PLAN; RIGHT TO APPEAL:

The director shall, upon notice to the vacant building owner, have the right to request an interior inspection and/or to request a vacant building plan at any time after making his or her initial written determination of a vacant building and to require the owner to modify the vacant building plan by modifying the dates of performance, the proposed methods of action, or by imposing additional requirements consistent with this chapter he or she deems necessary to protect the public health, safety, or welfare. The owner may appeal the director's determination under this section by filing an appeal in writing with the City Administrator within fifteen (15) days from the date of mailing such a determination. Appeals under this section shall be reviewed in accordance with the procedures set forth in section 4-7-5 of this chapter.

4-7-9: FAILURE TO COMPLY WITH PLAN:

Failure to have an approved vacant building plan within thirty (30) days of filing the registration form or failure to comply with the approved plan shall constitute a violation of this chapter subjecting the owner of the building to penalties as provided in this chapter and to any remedies the City may avail itself of as provided for herein and elsewhere in this code, as amended, including, but not limited to, an action to compel correction of property maintenance violations.

4-7-107: OTHER ENFORCEMENT:

The registration of a vacant building shall not preclude action by the City to demolish or to take other action against the building pursuant to other provisions of this chapter, this code, or other applicable legislation.

4-7-118: OCCUPANCY PERMIT:

An occupancy permit for vacant buildings issued by the building department and payment in full of all fees imposed pursuant to this chapter shall be required prior to any occupancy of a vacant building. Nothing contained in this chapter shall be construed to waive or modify the requirements to procure a building permit for any work or improvements to any vacant building or structure as provided in this code.

4-7-129: TIME RESTRICTIONS FOR BOARDED BUILDINGS:

Boarded buildings are declared to be a public nuisance. Boarding is only a temporary solution to prevent unauthorized entry into a vacant building. A vacant building may not remain boarded longer than sixty (60) days unless an extension of that time is part of a vacant building plan approved by the director.

4-7-1310: ENFORCEMENT AND PENALTIES:

A. Any person found to have violated any provision of this chapter shall be subject to a minimum fine of one hundred dollars (\$100.00) per day per violation to a maximum of seven

hundred fifty dollars (\$750.00) per day per violation, in addition to any other legal or equitable remedies available to the City. Such other remedies include, but are not limited to, injunctive relief, application to a court of competent jurisdiction for a receiver, demolition, or condemnation, contracting for the repair or purchase of the premises, or foreclosure of any lien the City may have thereon.

B. A separate and distinct offense shall be committed each day on which such person or persons shall violate the provisions of this chapter.

C. The City may enforce this chapter through filing a notice of violation in its administrative adjudication hearing process pursuant to Chapter 14 of Title 1 of this Code or an action in the circuit court of Kendall County, Illinois.

D. Nothing herein contained shall prohibit the City from immediately condemning as provided in this code, a building or taking other immediate action upon a determination that the building is a public nuisance or poses an imminent danger to the occupants of the building, or the public health, safety and welfare.”

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this

| _____ day of _____, 2017~~5~~.

CITY CLERK

CARLO COLOSIMO _____

KEN KOCH _____

| JACKIE MILSCHEWSKI _____

~~LARRY KOT~~ _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

SEAVER TARULIS _____

DIANE TEELING _____

| Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____ 2017~~5~~.

MAYOR