



## United City of Yorkville

800 Game Farm Road  
Yorkville, Illinois 60560  
Telephone: 630-553-4350  
www.yorkville.il.us

### AGENDA CITY COUNCIL MEETING Tuesday, February 23, 2016 7:00 p.m.

REVISED 02-19-2016 @ 2:35PM  
Added Mayors Item #2

City Hall Council Chambers  
800 Game Farm Road, Yorkville, IL

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#### Call to Order:

#### Pledge of Allegiance:

#### Roll Call by Clerk: WARD I

Carlo Colosimo

Ken Koch

#### WARD II

Jackie Milschewski

Larry Kot

#### WARD III

Chris Funkhouser

Joel Frieders

#### WARD IV

Diane Teeling

Seaver Tarulis

#### Establishment of Quorum:

#### Amendments to Agenda:

#### Presentations:

#### Public Hearings:

#### Citizen Comments on Agenda Items:

#### Consent Agenda:

1. PW 2015-56 Ordinance Amending Title 4, Chapter 1, Section 4-1-5 of the Yorkville City Code - *authorize Mayor and City Clerk to execute*
2. PW 2016-07 Countryside Subdivision – Street and Water Main Improvements – Professional Services Agreement - Construction Engineering - *authorize Mayor and City Clerk to execute*
3. PW 2016-08 Fountainview Subdivision – Lots 1 and 2 – IDOT Permit and Resolution - *authorize Mayor and City Clerk to execute*
4. PW 2016-09 Raintree Village Units 4, 5 and 6 – Acceptance of Improvements - *accept the public improvements for the water main, sanitary sewer, storm sewer, roadways, sidewalk, landscaping and detention basins as described in the Bill of Sale for ownership and maintenance by the City, subject to verification that the developer has no outstanding debt owed to the City for this project and subject to receipt of a signed Bill of Sale.*
5. PW 2016-10 Well No. 8 Rehabilitation – Change Order No. 1 - *authorize Mayor to execute*
6. PW 2016-11 2016 Sanitary Sewer Lining – Bid Award – *accept bid and award contract to Visu-Sewer of Illinois, LLC, in an amount not to exceed \$180,914.90*
7. ADM 2016-10 Monthly Treasurer's Report for January 2016
8. ADM 2016-14 Ordinance Amending the City's Licensing Regulations of Adult Businesses to Delete Massage Establishments that are Regulated in the Updated Chapter Nine of Title Three of the Yorkville City Code Entitled Massage Establishments - *authorize Mayor and City Clerk to execute*

**Minutes for Approval:**

**Bills for Payment (Informational):** \$979,622.39

**Mayor's Report:**

1. CC 2016-11 Ordinance Abating Special Service Area Taxes for Special Service Area Numbers 2005-108 and 2005-109
2. **CC 2016-15 Ordinance Amending Ordinance Number 2016-14 Relating To The Issuance of the City's Special Service Area Numbers 2005-108 And 2005-109 Special Tax Refunding Bonds, Series 2016**

**Public Works Committee Report:**

**Economic Development Committee**

**Report: Public Safety Committee Report:**

**Administration Committee Report:**

**Park Board:**

1. CC 2016-12 Resolution Approving an Amendment to Project Agreement #OS 14-1905 with the Illinois Department of Natural Resources (Bristol Bay 65 Grant)

**Plan Commission:**

1. PC 2016-02 Ordinance Approving a Special Use for a Tavern at 226 S. Bridge Street (The Law Office Corporation)
2. PC 2016-03 Ordinance Approving a Special Use for a Small Religious Institution at Unit A 210 Beaver Street (United Faith in Christ Church)
3. PC 2015-16 and ZBA 2015-06 GC Housing Development, LLC – Senior Independent Living Facility – Property Located at the Northeast Corner of Walnut and Freeman
  - a. Ordinance Approving the Rezoning to the R-4 General Multi-Family Residence District of the Property Located at the Northeast Corner of Walnut Street and Freemont Street
  - b. Ordinance Granting a Variance to Increase the Maximum Permitted Number of Dwelling Units Per Acre for the Property Located at the Northeast Corner of Walnut Street and Freemont Street
  - c. Ordinance Approving a Development Agreement Between the City and GC Housing Development, LLC
  - d. Ordinance Approving an Agreement Between the City and GC Housing Development, LLC Providing for a Housing Assistance Program
  - e. Ordinance Approving an Indemnity Agreement between the City and GC Housing Development, LLC

**Zoning Board of Appeals:**

**City Council Report:**

**City Clerk's Report:**

**Community and Liaison Report:**

**Staff Report:**



**Presentations (cont'd):**

1. CC 2016-13 Fiscal Year 2017 Budget Presentation

**Additional Business:**

**Executive Session:**

**Citizen Comments:**

**Adjournment:**

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COMMITTEES, MEMBERS AND RESPONSIBILITIES

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**ADMINISTRATION: March 16, 2016 – 6:00 p.m. – City Hall Conference Room**

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Milschewski	Finance	Library
Vice-Chairman: Alderman Frieders	Administration	
Committee: Alderman Teeling		
Committee: Alderman Tarulis		

**ECONOMIC DEVELOPMENT: March 1, 2016 – 6:00 p.m. – City Hall Conference Room**

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Koch	Community Development	Plan Commission
Vice-Chairman: Alderman Teeling	Building Safety and Zoning	Yorkville Econ. Dev. Corp.
Committee: Alderman Colosimo		Kendall Co. Plan Commission
Committee: Alderman Funkhouser		

**PUBLIC SAFETY: April 7, 2016 – 6:30 p.m. – City Hall Conference Room**

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Kot	Police	School District
Vice-Chairman: Alderman Frieders		
Committee: Alderman Colosimo		
Committee: Alderman Tarulis		

**PUBLIC WORKS: March 15, 2016 – 6:00 p.m. – City Hall Conference Room**

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Funkhouser	Public Works	Park Board
Vice-Chairman: Alderman Milschewski	Engineering	YBSD
Committee: Alderman Kot	Parks and Recreation	
Committee: Alderman Koch		



## United City of Yorkville

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AGENDA  
**CITY COUNCIL MEETING**  
**Tuesday, February 23, 2016**  
**7:00 p.m.**

City Hall Council Chambers  
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**Call to Order:**

**Pledge of Allegiance:**

**Roll Call by Clerk:** WARD I

Carlo Colosimo  
Ken Koch

WARD II

Jackie Milschewski  
Larry Kot

WARD III

Chris Funkhouser  
Joel Frieders

WARD IV

Diane Teeling  
Seaver Tarulis

**Establishment of Quorum:**

**Amendments to Agenda:**

**Presentations:**

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**Economic Development Committee Report:**

**Public Safety Committee Report:**

**Administration Committee Report:**

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**City Clerk's Report:**

**Community and Liaison Report:**

**Staff Report:**

**Presentations (cont'd):**

1. CC 2016-13 Fiscal Year 2017 Budget Presentation

**Additional Business:**

**Executive Session:**

**Citizen Comments:**

**Adjournment:**

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Committee: Alderman Teeling		
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Committee: Alderman Funkhouser		

**PUBLIC SAFETY: April 7, 2016 – 6:30 p.m. – City Hall Conference Room**

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Kot	Police	School District
Vice-Chairman: Alderman Frieders		
Committee: Alderman Colosimo		
Committee: Alderman Tarulis		

**PUBLIC WORKS: March 15, 2016 – 6:00 p.m. – City Hall Conference Room**

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Committee: Alderman Kot	Parks and Recreation	
Committee: Alderman Koch		

UNITED CITY OF YORKVILLE  
WORKSHEET  
CITY COUNCIL  
**Tuesday, February 23, 2016**  
7:00 PM  
CITY COUNCIL CHAMBERS

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**AMENDMENTS TO AGENDA:**

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**CITIZEN COMMENTS ON AGENDA ITEMS:**

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**CONSENT AGENDA:**

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1. PW 2015-56 Ordinance Amending Title 4, Chapter 1, Section 4-1-5 of the Yorkville City Code

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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2. PW 2016-07 Countryside Subdivision – Street and Water Main Improvements – Professional Services Agreement – Construction Engineering

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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3. PW 2016-08 Fountainview Subdivision – Lots 1 and 2 – IDOT Permit and Resolution

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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4. PW 2016-09 Raintree Village Units 4, 5 and 6 – Acceptance of Improvements

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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5. PW 2016-10 Well No. 8 Rehabilitation – Change Order No. 1

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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6. PW 2016-11 Sanitary Sewer Lining – Bid Award

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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7. ADM 2016-10 Monthly Treasurer's Report for January 2016

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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- 
8. ADM 2016-14 Ordinance Amending the City's Licensing Regulations of Adult Businesses to Delete  
Massage Establishments that are Regulated in the Updated Chapter Nine of Title Three of the  
Yorkville City Code Entitled Massage Establishments

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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**BILLS FOR PAYMENT:**

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1. Bills for Payment (Informational)

☐ Notes \_\_\_\_\_

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**MAYOR'S REPORT:**

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1. CC 2016-11 Ordinance Abating Special Service Area Taxes for Special Service Area Numbers 2005-108  
and 2005-109

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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**PARK BOARD REPORT:**

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1. CC 2016-12 Resolution Approving an Amendment to Project Agreement #OS 14-1905 with the Illinois Department of Natural Resources (Bristol Bay 65 Grant)

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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**PLAN COMMISSION REPORT:**

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1. PC 2016-02 Ordinance Approving a Special Use for a Tavern at 226 S. Bridge Street (The Law Office Corporation)

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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- 
2. PC 2016-03 Ordinance Approving a Special use for a Small Religious Institution at Unit A 210 Beaver Street (United Faith in Christ Church)

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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3. PC 2015-16 and ZBA 2015-06 GC Housing Development, LLC – Senior Independent Living Facility –  
Property Located at the Northeast Corner of Walnut and Freeman

a. Ordinance Approving the Rezoning to the R-4 General Multi-Family Residence District

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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b. Ordinance Granting a Variance to Increase the Maximum Permitted Number of Dwelling Units

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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c. Ordinance Approving a Development Agreement

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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d. Ordinance Approving an Agreement for a Housing Assistance Program

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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e. Ordinance Approving an Indemnity Agreement

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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**PRESENTATIONS (cont'd):**

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1. CC 2016-13 Fiscal Year 2017 Budget Presentation

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**ADDITIONAL BUSINESS:**

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**CITIZEN COMMENTS:**

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Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" 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 checked="" type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

CA #1

Tracking Number

PW 2015-56

### Agenda Item Summary Memo

**Title:** Maintenance of Stormwater Management Facilities

**Meeting and Date:** City Council – February 23, 2016

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

### Council Action Previously Taken:

Date of Action: PW – 02/16/16      Action Taken: Moved forward to CC consent agenda

Item Number: PW 2015-56

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** \_\_\_\_\_  
\_\_\_\_\_

**Submitted by:** Bart Olson      Administration  
Name      Department

### Agenda Item Notes:

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# Memorandum

To: Public Works Committee  
From: Eric Dhuse, Director of Public Works  
CC: Bart Olson, Administrator  
Date: December 14, 2015  
Subject: Storm Water Basins

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## Summary

Review of process for inspecting storm water basins and explanation of how this service will benefit the City.

## Preparation for Inspection

The first step is to identify the owner and maintainer of the basin. We can do this by using the PIN number to identify owner of record. Once this is done, we will find out if the owner is performing maintenance or if there is a person/company hired to be the maintainer.

Next, we will determine the following:

- Is the basin an accepted or unaccepted improvement?
- What type of basin is it?
- Is there an approved landscape plan for this basin?
- What is the approximate age of the basin?

All of these items will assist us in performing a complete inspection to gain the overall health and functionality of the basin.

## Inspection Sheet

- **Basin Location** – Besides a physical address that we can input into our GIS system, I am going to give each basin an identifiable tag for public works and engineering to use for our annual inspection program. Example: Heartland Circles pond could be B-15. “B” equals the quadrant and 15 would be the 15<sup>th</sup> pond in that basin.
- **Basin Type** – simply categorizes the basins into 3 categories; dry, wet, or naturalized.
- **Owner and Maintainer information** – this information will be used to communicate with the proper individuals for any problems with the basin(s) and to send the inspection reports.

- **Annual Inspection Items** – these specific items will guide us in determining the functionality of the basin and specify deficiencies that need to be remedied. In addition to specific items, we will be able to determine the overall condition of the basin and the condition of the landscaping or naturalized area. Specifically letters C, D, E, and F will help us in determining the health and functionality of the landscape materials.

### **Post Inspection**

All inspection sheets will be sent to the owner and maintainer for their use to remedy any deficiencies and to have on file.

In addition to keeping a paper copy, we will be creating a database of basins that include any deficiencies along with general notes. This database will be used to assist in generating the 5 year re-inspection and track the basin's health and functionality over time.

### **Expectations, Remedies and Potential Action Items**

In a perfect scenario, we would send out deficiency letters and they would all be addressed in a reasonable time and achieve a satisfactory outcome. But, we all know that is not likely to happen so we have to have a plan in place to ensure that our recommendations are being followed and remedies to the deficiencies are being addressed properly and in a timely manner.

- **Expectations** – Our expectations are that, the owner/maintainer will address any deficiencies within a reasonable time frame. These time frames will vary greatly due to the time of the year the inspection is performed and the scale of the deficiency that needs to be repaired. For instance, if we perform our inspection now and we find that there is some minor erosion near the outfall of a pond, we would have to take into consideration that no work could be completed at this time. Therefore, we would most likely make the deadline June 1, 2016. If we were to perform the inspection on April 15<sup>th</sup> of the coming year, we would probably make the deadline the same date as the one we inspected in December. If the repairs were much more in depth, such as elimination of weeds and re-naturalizing the bank, we would most likely give them the entire growing season to perform this work. When the work is completed to our satisfaction, it will be noted in the file and rechecked during the 5<sup>th</sup> year re-inspection.
- **Remedies** – Each remedy will be specific to a basin. Remedies will vary in scope, cost and time frame for repair in each basin depending on the issue. We will be specific and concise for each issue, stating clear direction for remedy with a reasonable time frame for completion.
- **Potential Action Items** – If there are cases where the owner/maintainer is unresponsive to our request to remedy deficiencies in their basin, we have the following options to ensure that the basin is brought into compliance.

1. We would be able to cite the owner/maintainer for violating the City's approved storm water management program plan or through the property maintenance standards. Once they are cited, they realize that we are serious and the work gets done in a timely manner, or we proceed with the administrative adjudication process. The City Code identifies the following sections that we would use in most cases
  - 4-1-5 Nuisances and Offensive Conditions, Generally (weeds)
  - 4-3-1 Junk, Trash and Refuse
  - 8-17-9 through 8-17-13 Provisions regulating non-storm water discharges and connections to the municipal separate storm sewer system
2. In cases where this approach is not effective in getting our desired results, we still have the following recourse.
  - In areas developments where there is a dormant SSA, we can enact it to have the funds to perform the required repair or maintenance. These areas would most likely be developments that were annexed and constructed in the 2000's. This accounts for the largest percentage of our basins which I would estimate at upwards of 75%-80%. Basins with no dormant SSA would be 15%-20% and city owned basins would be approximately 5%. Of that 75-80%, that does include developments that are not accepted.
  - In those areas that are not accepted, we can add it to the punch list if it is an active development (ie- Windett Ridge water level issue).
  - In areas where there the basins are privately owned or have no dormant SSA, the City can perform or contract out work that needs to be done and bill the owner for said work following the guidelines set forth in Ord 2009-78 section 7-1 d.

I would ask that this be placed on the January 19<sup>th</sup> public works committee for discussion. If you have questions or need further information, please let me know.

*Ordinance No. 2016-\_\_\_\_\_*

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
AMENDING TITLE 4, CHAPTER 1, SECTION 4-1-5 OF THE YORKVILLE CITY CODE**

**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 the State; and,

**WHEREAS**, the continuing maintenance of the City’s storm water basins is essential to protect against flooding, soil erosion and any negative impact to the City’s stream systems and requires repairing erosion, removing sediment and managing vegetation on an annual basis; and,

**WHEREAS**, failure to maintain storm sewer basins on a regular basis can also result in restrictions to the outflow causing the loss of control of the flow of storm water into the City’s storm sewer system; and,

**WHEREAS**, in order to address this potential problem, the City hereby declares the failure to maintain a storm water basin as a nuisance, the abatement of which is enforceable as hereinafter provided.

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

*Section 1.* The above recitals are incorporated and made a part of this Ordinance.

*Section 2.* That Title 4, Chapter 1, Section 5 of the Yorkville City Code is hereby amended by adding the following so said Section 3:

- “8. Lack of Maintenance of a Storm Water Basin:
- a. failure to repair erosion;
  - b. failure to prevent restrictions on outflow;
  - c. failure to remove overgrown vegetation limiting capacity or outflow; or,



d. permitting build-up of sediment reducing capacity.”

*Section 3.* Title 4, Chapter 1, Section 5 is further amended by deleting paragraphs C and D therefrom and renumbering paragraphs E and F as C and D.

*Section 4.* This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

*Passed* by the City Council of the United City of Yorkville, Kendall County, Illinois,  
this \_\_\_\_ day of \_\_\_\_\_, A.D. 2016.

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

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	LARRY KOT	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
DIANE TEELING	_____	SEAVAR TARULIS	_____

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois,  
this \_\_\_\_ day of \_\_\_\_\_, A.D. 2016.

\_\_\_\_\_  
Mayor

*Attest:*

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

*Published in pamphlet form:*

\_\_\_\_\_, 2016



## United City of Yorkville Public Works Department

800 Game Farm Rd.  
Yorkville, IL 60560  
Phone – 630-553-4370  
Fax – 630-553-4377

Mr. John Smith  
123 Main St.  
Yorkville, IL 60560  
Re: Parcel 02-32-100-100

August 14, 2016

Mr. Smith,

While conducting a mandatory inspection of parcel number 02-32-100-100 commonly known as the heartland subdivision retention basin, it was found that the following deficiencies or violations were observed:

### **Yorkville City Code 4.1.5, section 3, number 8**

#### **8. Lack of Maintenance of a Storm Water Basin:**

- A. failure to repair erosion;
- B. failure to prevent restrictions on outflow;
- C. failure to remove overgrown vegetation limiting capacity or outflow; or,
- D. permitting build-up of sediment reducing capacity.”

Storm water basin functionality is crucial for the prevention of flooding and the proper conveyance of storm water to its ultimate destination. Any deficiency needs to be addressed in a timely manner with attention to detail.

The remedies for these deficiencies in this basin are as follows:

- A. - Repair erosion at the northeast corner by grading, placing black dirt, seed and fertilize.  
Secure erosion control blanket over the affected area.
- B. – Remove debris from the outfall located at the southwest corner of the basin
- C. - Remove all cattails, willow saplings and volunteer trees from the basin area.

D. - Does not apply to this basin, no action needed.

All remedies must be completed by \_\_\_\_ days from the date on this notice. Failure to do so **will** result in an ordinance violation citation and a fine of up to \_\_\_\_\_ per day as determined by the City's adjudication hearing officer.

If you have any questions, you may call Inspector listed on the report at 630-553-4350.

## 4-1-5: NUISANCES AND OFFENSIVE CONDITIONS, GENERALLY:

A. Existence Of Nuisance: It shall be unlawful for any person to maintain or permit the existence of any nuisance within the city.

B. Nuisances: The following nuisances described and enumerated shall not be exclusive, but shall be in addition to all other nuisances described and prohibited in this code:

1. Things Interfering With Peace Or Comfort: Sounds, animals, or things which interfere with the peace or comfort, or disturb the quiet of any person in the city.
2. Obnoxious, Offensive Odors: The emission of obnoxious and offensive odors, or the tainting of the air rendering it offensive and/or unwholesome so as to affect the health or comfort of persons residing in the neighborhood thereof.
3. Discharging Of Offensive Matter: The placing, throwing, or discharging from any house or premises and flow from or out of any house or premises, of any filthy, foul, or offensive matter or liquid of any kind, into any street, alley, or public place, or upon any adjacent lot or ground.
4. Water Pollution: The obstruction or pollution of any watercourse or source of water supply in the city.
5. Stagnant Water: Any stagnant pool of water in the city.
6. Emission Of Dense Smoke: The emission of dense smoke from any fire, chimney, engine, oil burner, or other agency in the city so as to cause annoyance or discomfort to the public. (Ord. 2008-05, 2-12-2008)



7. Weeds, Grasses, Plants Or Vegetation:

- a. Weeds: As used in this section, "weeds" shall include, but not be limited to, burdock, ragweed, thistle, cocklebur, jimson, blue vervain, common milkweed, wild carrot, poison ivy, poison oak, poison sumac, wild mustard, rough pigweed, lamb's quarter, wild lettuce, curled dock, all varieties of smart weeds, poison hemlock, wild hemp, other weeds of a like kind or as defined in the Illinois exotic weed act<sup>1</sup>.
- b. Height: It shall be unlawful to permit any weeds, grasses, plants or vegetation, other than trees, bushes, cultivated flowers, vegetable garden crops or other ornamental plants to grow to a height exceeding eight inches (8") anywhere in the city and except as provided in the following subsections.
- c. Height Exception; Farming: Farming shall be allowed to continue on lots or tracts of land where there has been an established history of cultivation of the land for a period of not less than one year and crops shall be exempt from the height regulations in subsection B7b of this section.

d. Height Exception; Vacant Property:

- (1) Exemption Allowed: To promote stabilization and revegetation for erosion control, water conservation and to minimize weeds on certain property, compliance with the following regulations shall exempt the property from the height regulations in subsection B7b of this section.
- (2) Minimum Area: The property shall have a minimum area in an R2 zoning district of four (4) or more contiguous lots that are sequentially addressed and owned by one entity, in an R2-D zoning district three (3) or more contiguous lots that are sequentially addressed and owned by one entity, or in all other zoning districts of not less than one acre.
- (3) Preparation And Planting: The property shall be prepared for planting by disking, rototilling, chemicals or other methods approved by the city and planted with the following seed species and at the following rate:

Seed Species		Pounds Per Acre
Annual rye		44
Perennial rye		44
Tall fescue		29
Timothy		15
Alsike clover		7
Alfalfa		7

- (4) Mowing And Maintenance: The grasses on the property shall be mowed to a height of less than eight inches (8.0") not less than at the following times each calendar year: first mowing on or before June 1; second mowing on or before September 1; and third mowing on or before November 15. The property shall be maintained without weeds and otherwise in compliance with this code. (Ord. 2011-04, 1-25-2011)

C. Notice To Abate: The city or an authorized agent shall serve upon the occupant of any premises, if any, and upon the owner thereof, notice of the nuisance violation, and where a property owner or occupant cannot be found, notice of the nuisance violation may be given by posting a sign in a conspicuous place near the main entrance of a structure or on the property, the notice shall demand abatement of the nuisance within five (5) days.

The city shall cause to be published in a newspaper of general circulation within the city limits once a week for two (2) consecutive weeks during the month of May of each year a notice informing the public that any weeds, grass, plant or vegetable matter, other than

trees, bushes, flowers, vegetable gardens or other ornamental plants, which grow to a height exceeding eight inches (8") is a violation of city ordinance and the city may cut the weeds, grass, plant or vegetable if the violation is not abated within five (5) days after notice is given and the property owner shall be liable to the city for its costs.

It shall be unlawful for anyone to deface, tamper with, or remove any posted notice unless authorized by the city or an authorized agent. (Ord. 2009-23, 4-28-2009)

- D. Nuisance Abatement: The city attorney or any citizen of the city, when such a nuisance exists as set forth in this section, may maintain a complaint in the name of the city, perpetually, to enjoin all persons from maintaining or permitting such nuisance and to abate the same. In addition, the city police, officers, inspectors or employees, upon observing any violation of this section may enter upon private property and summarily abate any nuisance if the person served with notice does not abate the nuisance within five (5) days.
- E. Liability For Costs: The city shall have the authority to bill and collect from the property owner the reasonable cost of abating the nuisance. The city shall send a bill for the abatement costs to the same address where the tax bill for the general property taxes on the subject property for the preceding year was sent. If the abatement costs are not fully paid within thirty (30) days, a second billing notice will be sent.
- F. Lien: If the abatement costs are not paid within fifteen (15) days of the second billing notice, the city shall place a lien upon the property affected. Notice of the lien shall be given to the property owner. Said notice shall consist of a sworn statement setting out: 1) a description of the property sufficient for identification thereof, 2) the amount of the abatement costs incurred or payable, and 3) the date(s) when such abatement costs were incurred by the city.

Said lien shall be superior to all other liens and encumbrances, except tax liens, provided that within sixty (60) days after such abatement costs are incurred, the city, its agent, or authorized contractor files notice of lien in the office of the recorder of deeds of Kendall County, Illinois. However, said lien shall not be valid as to any purchaser whose rights in and to such property have arisen subsequent to the abatement of the nuisance, and the lien of the city shall not be valid as to any mortgagee, judgment creditor, or other lienor whose rights in and to such property arise prior to the filing of such notice. Upon payment of the abatement costs, the lien shall be released by the city and the release may be filed of record. (Ord. 2008-05, 2-12-2008)



## **Chapter 3**

# **JUNK, TRASH AND REFUSE**

### **4-3-1: DEFINITION:**

"Junk, trash and refuse" are defined herein to include any and all waste matter, whether reusable or not, which is offensive to the public health, safety or to the aesthetics of the neighborhood and is specifically intended to include, but not be limited to, worn out, wrecked, inoperative, damaged or abandoned automobiles, motorcycles, trucks, tractors, machinery of any kind or any parts thereof, old iceboxes, refrigerators, stoves, furniture or mechanical equipment. (Ord. 1970-54, 3-12-1970)

### **4-3-2: NUISANCE DECLARED:**

The storing of junk, trash or refuse or the storing or parking of inoperative automobiles, motorcycles or trucks on private property within the city limits, except in industrial districts as provided by the city zoning ordinance<sup>1</sup>, is hereby declared a nuisance. (Ord. 1970-54, 3-12-1970)

### **4-3-3: NOTICE TO ABATE:**

Any city police officer, officer, inspector or employee, upon observing any violation of this chapter, shall issue a notice directed to the owner of record of the property on which said nuisance occurs, or to the occupant or tenant of said property, or both, which said notice shall describe the violation and shall establish a reasonable time limit for abatement thereof by such owner or occupant or tenant, which limit shall be not less than two (2) days nor more than ten (10) days after service of such notice. Such notice may be served either personally or by first class mail at the owner's or occupant's last known address. (Ord. 1970-54, 3-12-1970)

### **4-3-4: FAILURE TO ABATE:**

In the event the owner or occupant of the property where such nuisance violation of section 4-3-2 of this chapter exists, has failed, within the prescribed time to abate such nuisance, then any city officer, police officer, inspector or employee who served such notice shall file a complaint charging violation of this chapter with the circuit court for the sixteenth judicial circuit

demanding that the owner of the property or the occupant thereof, or both, be held to answer to the court for the violation of this chapter. (Ord. 1970-54, 3-12-1970)

#### **4-3-5: VIOLATIONS AND PENALTIES:**

Any person who shall neglect, fail or refuse to abate or remove such nuisance after notice thereof shall, for each twenty four (24) hours thereafter during which said nuisance continues, be subject to a like penalty as that originally incurred. (Ord. 2008-74, 8-26-2008)

Footnote 1: See title 10 of this code.



## 8-17-9: MONITORING OF DISCHARGES:

- A. The city engineer shall be permitted to enter and inspect facilities subject to regulation under this chapter as often as may be necessary to determine compliance. If a discharger has security measures in force which require proper identification and clearance before entry into its premises, the discharger shall make the necessary arrangements to allow access to representatives of the city.
- B. Facility operators shall allow the city engineer ready access to all parts of the premises for the purposes of inspection, sampling, examination and copying of records that must be kept under the conditions of an NPDES permit to discharge stormwater, and the performance of any additional duties as defined by state and federal law.
- C. The city engineer shall have the right to set up on any permitted facility such devices as are necessary in the opinion of the authorized enforcement agency to conduct monitoring and/or sampling of the facility's stormwater discharge.
- D. The city engineer has the right to require the discharger to install monitoring equipment as necessary. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure stormwater flow and quality shall be calibrated to ensure their accuracy.
- E. Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the operator at the written or oral request of the city engineer and shall not be replaced. The costs of clearing such access shall be borne by the operator.
- F. Unreasonable delays in allowing the city engineer access to a permitted facility is a violation of a stormwater discharge permit and of this chapter. A person who is the operator of a facility with a NPDES permit to discharge stormwater associated with industrial activity commits an offense if the person denies the city engineer reasonable access to the permitted facility for the purpose of conducting any activity authorized or required by this chapter.
- G. If the city engineer has been refused access to any part of the premises from which stormwater is discharged, and he/she is able to demonstrate probable cause to believe that there may be a violation, or that there is a need to inspect and/or sample as part of a routine

inspection and sampling program designed to verify compliance with this chapter or any order issued hereunder, or to protect the overall public health, safety, and welfare of the community, then the city engineer may seek issuance of a search warrant from any court of competent jurisdiction. (Ord. 2010-05, 1-12-2010)

## **8-17-10: REQUIREMENT TO PREVENT, CONTROL AND REDUCE STORMWATER POLLUTANTS BY THE USE OF BEST MANAGEMENT PRACTICES:**

The city has adopted requirements identifying best management practices for any activity, operation, or facility which may cause or contribute to pollution or contamination of stormwater, the storm drain system, or waters of the United States. The owner or operator of a commercial or industrial establishment shall provide, at their own expense, reasonable protection from accidental discharge of prohibited materials or other wastes into the municipal separate storm sewer system or watercourses through the use of these structural and nonstructural facilities meeting best management practices requirements. Any person responsible for a property or premises, which is, or may be, the source of an illegal discharge, may be required to implement, at said person's expense, additional structural and nonstructural facilities to prevent the further discharge of pollutants to the municipal separate storm sewer system. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of stormwater associated with industrial activity, to the extent practicable, shall be deemed compliance with the provisions of this section. (Ord. 2010-05, 1-12-2010)

## **8-17-11: WATERCOURSE PROTECTION:**

Every person owning property through which a watercourse passes, or such person's lessee, shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation, and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the watercourse. In addition, the owner or lessee shall maintain existing privately owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse. (Ord. 2010-05, 1-12-2010)

## **8-17-12: NOTIFICATION OF SPILLS:**

Any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting or may result in illegal discharges or pollutants discharging into stormwater, the municipal separate storm sewer system, or waters of the United States said person shall take

all necessary steps to ensure the discovery, containment, and cleanup of such release and immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of nonhazardous materials, said person shall notify the city in person or by phone or facsimile no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the city within three (3) business days of the phone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three (3) years. (Ord. 2010-05, 1-12-2010)

### **8-17-13: ULTIMATE RESPONSIBILITY:**

The standards set forth herein and promulgated pursuant to this chapter are minimum standards; therefore this chapter does not intend nor imply that compliance by any person will ensure that there will be no contamination, pollution, nor unauthorized discharge of pollutants. (Ord. 2010-05, 1-12-2010)

### **8-17-14: ENFORCEMENT:**

Whenever the city engineer finds that a person has violated a prohibition or failed to meet a requirement of this chapter, the authorized enforcement agency may order compliance by written notice of violation to the responsible person in accordance with the requirements of title 1, chapter 14 of this code. (Ord., 2010-05, 1-12-2010)

**ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE  
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS  
TO PROVIDE FOR THE REGULATION OF ILLICIT DISCHARGES  
AND CONNECTIONS TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM**

**BE IT ORDAINED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, that the City Code be and is hereby amended to add the following new Chapter 17 to Title 8:

**CHAPTER 17  
PROVISIONS REGULATING NON-STORM WATER DISCHARGES  
AND CONNECTIONS TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM**

*8-17-1: Purpose.* The objections of this chapter are to provide for the health, safety, and general welfare of the citizens of the United City of Yorkville through the regulation of non-storm water discharges to the municipal separate storm sewer system to the maximum extent practicable as required by federal and state law. This chapter establishes methods for controlling the introduction of pollutants into the municipal separate storm sewer system in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process by:

- (1) Regulating the contribution of pollutants to the municipal separate storm sewer system by stormwater discharges by any user;
- (2) Prohibiting illicit connections and discharges, as hereinafter defined, to the municipal separate storm sewer system; and,
- (3) Establishing legal authority to carry out all inspection, surveillance and monitoring procedures necessary to ensure compliance with this chapter.

*8-17-2: Definitions.* For the purposes of this chapter, the following shall mean:

**Authorized Enforcement Agency:** Employees or designees of the Mayor of the United City of Yorkville designated to enforce the provisions of this chapter.

**Best Management Practices:** Schedules of activities, prohibitions of practices, general good house keeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems. Best Management Practices also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.

**Clean Water Act:** The federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), as amended from time to time.

**Construction Activity:** Activities subject to NPDES construction permits. These include construction projects resulting in land disturbance of 10,000 square feet or more. Such activities include but are not limited to clearing and grubbing, grading, excavating, and demolition.

**Hazardous Materials:** Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a potential substantial hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

**Illegal Discharge:** Any direct or indirect non-storm water discharge to the Municipal Separate Storm Sewer System, as hereinafter defined, except as exempted in Section 8-17-5 of this chapter.

**Illicit Connection:** Any drain or conveyance, whether on the surface or subsurface, which allows an illegal discharge to enter the Municipal Separate Storm Sewer System including but not limited to any conveyances which allow any non-storm water discharge including sewage, process wastewater, and wash water to enter the Municipal Separate Storm Sewer System and any connection to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by an Authorized Enforcement Agency or, any drain or conveyance connected from a commercial or industrial land use to the Municipal Separate Storm Sewer System which has not been documented in plans, maps, or equivalent records and approved by an Authorized Enforcement Agency.

**Industrial Activity:** Activities subject to NPDES Industrial Permits as defined in 40 CFR, Section 122.26 (b) (14).

**Municipal Separate Storm Sewer System:** Publicly-owned facilities by which storm water is collected and/or conveyed, including but not limited to any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures.

**National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge Permit:** Permit issued by EPA (or by a State under authority delegated pursuant to 33 USC § 1342(b)) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

**Non-Storm Water Discharge:** Any discharge to the Municipal Separate Storm Sewer System that is not composed entirely of storm water.

**Person:** Any individual, association, organization, partnership, firm, corporation or other entity recognized by law and acting as either the owner or as the owner's agent.



**Pollutant:** Anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, ordinances, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

**Premises.** Any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

**Storm Water:** Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

**Stormwater Pollution Prevention Plan:** A document which describes the Best Management Practices and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to a Storm Drainage System, to the maximum extent practicable.

**Wastewater:** Any water or other liquid, other than uncontaminated storm water, discharged from a facility.

***8-17-3: Applicability:*** This Chapter shall apply to all water entering the Municipal Separate Storm Sewer System generated on any developed and undeveloped lands unless explicitly exempted by an authorized enforcement agency.

***8-17-4: Responsibility for Administration:*** The City shall administer, implement, and enforce the provisions of the Chapter.

***8-17-5: Discharge Prohibitions:***

- A. No person shall discharge or cause to be discharged into the municipal storm drain system or watercourses any materials, including but not limited to pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than storm water, except for the following:
  - (i) Water line flushing or other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising ground water, ground water infiltration to storm drains, uncontaminated pumped ground water, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, non-commercial washing of vehicles, natural riparian habitat or wet-land flows, swimming pools (if dechlorinated - typically less than one particle per million chlorine), fire fighting activities, and any other water source not containing Pollutants.

- (ii) Discharges specified in writing by the City Engineer as being necessary to protect public health and safety.
- (iii) Dye testing if a verbal notification to the City Engineer is given prior to the time of the test.
- (iv) Any non-storm water discharge permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drain system.

**8-17-6: Prohibited Illicit Connections:** The construction, use, maintenance or continued existence of Illicit Connections to the Municipal Separate Storm Sewer System is prohibited, including, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

**8-17-7: Suspension of Municipal Separate Storm Sewer System Access:**

- A. The City may, without prior notice, suspend access to the Municipal Separate Storm Sewer System when such suspension is necessary to stop an actual or threatened discharge which presents or may present imminent and substantial danger to the environment, or to the health or welfare of persons, or to the Municipal Separate Storm Sewer System or waters of the United States. If the violator fails to comply with a suspension order issued in an emergency, the Authorized Enforcement Agency may take such steps as deemed necessary to prevent or minimize damage to the Municipal Separate Storm Sewer System or waters of the United States, or to minimize danger to persons.
- B. Any person discharging to the Municipal Separate Storm Sewer System in violation of this chapter may have access terminated if such termination would abate or reduce an illegal discharge. The City Engineer shall notify a violator of the proposed termination of its Municipal Separate Storm Sewer System access.

Municipal Separate Storm Sewer System access to premises terminated pursuant to this Section shall not be reinstated without the prior approval of the City Engineer.

**8-17-8: Industrial or Construction Activity Discharges:** Any person subject to an industrial or construction activity NPDES storm water discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the City Engineer prior to the allowing of discharges to the Municipal Separate Storm Sewer System.

*Section 8-17-9: Monitoring of Discharges:*

- (a) The City Engineer shall be permitted to enter and inspect facilities subject to regulation under this chapter as often as may be necessary to determine compliance. If a discharger has security measures in force which require proper identification and clearance before entry into its premises, the discharger shall make the necessary arrangements to allow access to representatives of the City.
- (b) Facility operators shall allow the City Engineer ready access to all parts of the premises for the purposes of inspection, sampling, examination and copying of records that must be kept under the conditions of an NPDES permit to discharge storm water, and the performance of any additional duties as defined by state and federal law.
- (c) The City Engineer shall have the right to set up on any permitted facility such devices as are necessary in the opinion of the Authorized Enforcement Agency to conduct monitoring and/or sampling of the facility's storm water discharge.
- (d) The City Engineer has the right to require the discharger to install monitoring equipment as necessary. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure stormwater flow and quality shall be calibrated to ensure their accuracy.
- (e) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the operator at the written or oral request of the City Engineer and shall not be replaced. The costs of clearing such access shall be borne by the operator.
- (f) Unreasonable delays in allowing the City Engineer access to a permitted facility is a violation of a storm water discharge permit and of this chapter. A person who is the operator of a facility with a NPDES permit to discharge storm water associated with industrial activity commits an offense if the person denies the City Engineer reasonable access to the permitted facility for the purpose of conducting any activity authorized or required by this chapter.
- (g) If the City Engineer has been refused access to any part of the premises from which stormwater is discharged, and he/she is able to demonstrate probable cause to believe that there may be a violation, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this chapter or any order issued hereunder, or to protect the overall public health, safety, and welfare of the community, then the City Engineer may seek issuance of a search warrant from any court of competent jurisdiction.

*Section 8-17-10: Requirement to Prevent, Control and Reduce Storm Water Pollutants by the Use of Best Management Practices:* The City has adopted requirements identifying Best Management Practices for any activity, operation, or facility which may cause or contribute to pollution or



contamination of storm water, the storm drain system, or waters of the United States. The owner or operator of a commercial or industrial establishment shall provide, at their own expense, reasonable protection from accidental discharge of prohibited materials or other wastes into the Municipal Separate Storm Sewer System or watercourses through the use of these structural and non-structural facilities meeting Best Management Practices requirements. Any person responsible for a property or premise, which is, or may be, the source of an illegal discharge, may be required to implement, at said person's expense, additional structural and non-structural facilities to prevent the further discharge of pollutants to the Municipal Separate Storm Sewer System. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of storm water associated with industrial activity, to the extent practicable, shall be deemed compliance with the provisions of this section.

*8-17-11: Watercourse Protection:* Every person owning property through which a watercourse passes, or such person's lessee, shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation, and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the watercourse. In addition, the owner or lessee shall maintain existing privately owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse.

*Section 8-17-12: Notification of Spills:* Any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting or may result in Illegal Discharges or pollutants discharging into storm water, the Municipal Separate Storm Sewer System, or water of the United States said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release and immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of non-hazardous materials, said person shall notify the City in person or by phone or facsimile no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the City within three business days of the phone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years.

*Section 8-17-13: Ultimate Responsibility:* The standards set forth herein and promulgated pursuant to this Chapter are minimum standards; therefore this Chapter does not intend nor imply that compliance by any person will ensure that there will be no contamination, pollution, nor unauthorized discharge of pollutants.

*Section 8-17-14: Enforcement:* Whenever the City Engineer finds that a person has violated a prohibition or failed to meet a requirement of this chapter, the authorized enforcement agency may order compliance by written notice of violation to the responsible person in accordance with the requirements of Chapter 14, Title I of this City Code.

The provisions of this ordinance are hereby declared to be severable. If any provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this Ordinance.

This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

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

12 Day of January, A.D. 2010.

ATTEST: [Signature]  
CITY CLERK

ROBYN SUTCLIFF

[Signature]

DIANE TEELING

[Signature]

GARY GOLINSKI

[Signature]

ARDEN JOSEPH PLOCHER

[Signature]

WALTER WERDERICH

[Signature]

MARTY MUNNS

[Signature]

ROSE ANN SPEARS

[Signature]

GEORGE GILSON, JR.

[Signature]

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this

19 Day of JANUARY, A.D. 2010.

[Signature]  
MAYOR

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE,  
KENDALL COUNTY, ILLINOIS, PROVIDING FOR THE REGULATION OF  
POST-CONSTRUCTION IMPLEMENTATION OF STORMWATER  
BEST MANAGEMENT PRACTICES**

**WHEREAS**, the United City of Yorkville (the "City") is a duly organized and validly existing non-home-rule municipality created in accordance with Article VII, Section 7 of the Constitution of the State of Illinois of 1970; and,

**WHEREAS**, pursuant to 35 Ill. Administrative Code, Subtitle C, Chapter 1, the United City of Yorkville storm sewer system has been identified by the Illinois Environmental Protection Agency (IEPA) as a Small Municipal Separate Storm Sewer System (MS4); and,

**WHEREAS**, the IEPA has issued a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for the United City of Yorkville's Small MS4; and,

**WHEREAS**, said NPDES permit requires the United City of Yorkville to adopt an ordinance or other regulatory mechanism related to post-construction runoff minimum control measures; and,

**WHEREAS**, proper implementation of stormwater Best Management Practices are essential to minimizing the pollutant content of storm water discharges to receiving streams,

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

Section 1. That the United City of Yorkville Standards for Regulating Post-Construction Maintenance of Stormwater Best Management Practices, dated October 12, 2009, a copy of which is attached as Exhibit "A", is hereby approved and adopted.

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

8 Day of December, A.D. 2009.

ATTEST:

  
CITY CLERK

ROBYN SUTCLIFF

—

GARY GOLINSKI

ug

WALTER WERDERICH

ug

ROSE ANN SPEARS

ug

DIANE TEELING

ug

ARDEN JOSEPH PLOCHER

ug

MARTY MUNNS

—

GEORGE GILSON, JR.

ug

Approved by me, as Mayor of the United City of Yorkville, Kendall County,  
Illinois, this 7 Day of JANUARY, A.D. 2009.

Valerie Burd  
MAYOR

**UNITED CITY OF YORKVILLE**  
**STANDARDS FOR REGULATING POST-CONSTRUCTION**  
**IMPLEMENTATION OF STORMWATER BEST MANAGEMENT**  
**PRACTICE(S)**

This document establishes stormwater Best Management Practice(s) which shall be used to meet the requirements of the National Pollutant Discharge Elimination System and the Illinois Environmental Protection Agency Small Municipal Separate Storm Sewer Systems (MS4's).

**Section 1. Definitions**

For the purposes of these standards, the following definitions are adopted:

1. **Best Management Practice (BMP)** - Any technique, process, activity, structure, prohibition of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems. Best Management Practice(s) also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage of raw materials storage.
2. **City** - The United City of Yorkville, Kendall County, Illinois.
3. **Development** - Any man-made change to real estate including, but not limited to:
  - a. More than fifty percent (50%) increase in impervious area of an existing building and/or the affected parcel.
  - b. Installation of utilities, construction of roads, bridges, culverts or similar projects.
  - c. Construction or erection of levees, dams, walls or fences.
  - d. Drilling, mining, filling, dredging, grading, excavating, paving, or other alterations of the ground surface.
  - e. Storage of materials including the placement of gas and liquid storage tanks, and channel modifications or any other activity that might change the direction, height, or velocity of flood or surface waters.

- f. Development does not include routine maintenance or existing buildings and facilities, resurfacing roads, or gardening, plowing, and similar practices that do not involve filling, grading, or construction of levees.
4. Maintenance Agreement – An agreement between the City and the Responsible Party, recorded against the real estate to which it pertains, that acts as a property deed restriction and which provides for long-term operation and maintenance of stormwater Best Management Practice(s).
5. Responsible Party – The developer, organization, property owner or entity owning the property upon which the stormwater Best Management Practice(s) is required to be performed.
6. Violation- The failure of a developer, organization, property owner, or other entity to be fully compliant with the City's Post-Construction Stormwater Best Management Practice ordinance.

## **Section 2. Best Management Practices**

Examples of structural stormwater Best Management Practice(s) include but are not limited to:

<u>Application</u>	<u>Benefit</u>
Buffer Strips	Provides additional distance between homes and natural areas; attenuates runoff rates and promotes infiltration.
Created Wetlands	Can move existing wetlands and re-create at a new location.
Infiltration Trenches	Attenuates runoff rates and promotes infiltration.
Naturalized Basins	Attenuates runoff rates and promotes infiltration.
Sand Filters	Allows additional water infiltration.
Stream Bank Reinforcement	Reduces long-term erosion of stream banks.
Turf Reinforcement Mat	Prevents rainfall from washing away plant seeds.
Vegetated Filter Strips	Attenuates runoff rates and promotes infiltration.

Examples of non-structural stormwater Best Management Practice(s) include but are not limited to:

### **Method**

Education and enforcement campaigns  
 Educational and participation programs  
 Pollution prevention practices and procedures (street sweeping, fertilizer control, etc.)  
 Regulatory controls  
 Stormwater drain stenciling  
 Strategic planning  
 Town planning controls  
 Training programs

### **Section 3. Implementation**

All redevelopment of previously developed properties and all development of previously undeveloped properties shall incorporate stormwater Best Management Practice(s) into the design, construction, operation, and maintenance requirements of those properties. The final design of stormwater Best Management Practice(s) is subject to approval as provided in Section 7 of these Standards. Said Best Management Practice(s) shall vary based on specific characteristics of the property, and may include but are not limited to grassy swales, disconnected impervious areas, minimization of impervious areas, green roofs, naturalized stormwater basins, etc. All stormwater Best Management Practice(s) shall be operated, maintained, or performed by the Responsible Party as necessary to ensure that the intended function and/or benefit of the stormwater Best Management Practice(s) is realized.

Proposed developments/re-developments shall submit a plan detailing specific stormwater Best Management Practice(s), and shall include:

- A written or graphic inventory of the natural resources at the site and surrounding area as it exists prior to commencement of the project and a description of the watershed and its relation to the project site. This description shall include a discussion of soil conditions, forest cover, topography, wetlands, and other native or man-made vegetative areas on the site. Particular attention should be paid to environmentally sensitive features that provide particular opportunities or constraints for development.
- A specific analysis to show that the proposed stormwater Best Management Practice(s) are capable of improving or maintaining the quality or stormwater runoff from the site.
- A written description of the required operation and maintenance requirements for compliance with proposed Best Management Practice(s).

### **Section 4. Inspections**

1. All Responsible Parties shall adequately construct, operate, maintain and/or perform the stormwater Best Management Practice(s) that have been incorporated into the design of their property. Said stormwater Best Management Practice(s) shall be subject to inspection by the City at least once a year. Responsible Parties shall keep records of all maintenance and repairs, and shall retain the records for a minimum of 5 years. These records shall be made available to the City during inspection of the stormwater Best Management Practice(s) and at other times upon request.

## **Section 5. Maintenance Agreements**

1. All stormwater Best Management Practice(s) shall be subject to an enforceable Maintenance Agreement to ensure that the system functions as designed. This agreement will include any and all maintenance easements required to access and inspect the stormwater Best Management Practice(s), and to perform routine maintenance as necessary to ensure proper functioning of the stormwater Best Management Practice(s). In addition, a legally binding covenant specifying the parties responsible for the proper operation and maintenance of all Best Management Practice(s) shall be secured prior to issuance of any building permits or recording of plats of subdivision for the property in question.

## **Section 6. Previously Developed Properties**

1. Most stormwater facilities inherently result in some improvement to stormwater quality and meet the requirements of a stormwater Best Management Practice(s). Such facilities shall be operated and maintained by the Responsible Party as approved in their original design. No changes shall be made to tributary conveyances, basins, or outfalls without specific approval from the City.

A

## **Section 7. Administration**

1. The City Administrator or his/her designee shall be responsible for the general administration of these standards and ensure that all development and/or maintenance activities within the United City of Yorkville meet the requirements of these standards. Specifically, the City Administrator or his/her designee shall:
  - a. Perform periodic site inspections of all properties that have stormwater facilities to ensure compliance with this ordinance.
  - b. Meet with the Responsible Parties regarding construction, operation, maintenance and/or performance of stormwater Best Management Practice(s) as necessary to ensure that they understand their responsibilities regarding stormwater Best Management Practice(s).
  - c. At his/her discretion, issue a stop-work order requiring the suspension of the subject development or activity if there is a violation of these standards. The stop-work order shall be in writing, indicate the reason for the issuance, and shall order the action, if necessary, to resolve the circumstances requiring the stop-work order.
  - d. Arrange for city personnel or contractors to mitigate/repair any damage to stormwater Best Management Practice(s) if the Responsible Party does not perform the work within 60 days (or other timeframe specified by the City) of written direction from the City to do so. The cost of mitigation/repair and any related administrative or legal activities shall be borne by the Responsible Party.

A



- e. If the Responsible Party does not perform the work or reimburse the City within the specified timeframe, the City Administrator or his/her designee shall prosecute the Responsible Party through the administrative adjudication process or other available means.

#### **Section 8. Variances**

1. If a Responsible Party feels that these standards place undue hardship on a specific development proposal or property, the Responsible Party may apply to the City Administrator for a variance. The City Administrator or his/her designee shall review the applicant's request for a variance and shall submit his/her recommendation to the City Council. The City Council may attach such conditions to granting of a variance as it deems necessary to further the intent of these standards.
2. No variance shall be granted unless the applicant demonstrates that all of the following conditions are met.
  - a. An exceptional hardship would result if the variance were not granted. Economic hardship is not a valid reason to grant a variance.
  - b. The relief requested is the minimum necessary.
  - c. The applicant's circumstances are unique and do not establish a pattern inconsistent with the intent of the city's NPDES General Storm Water Permit.

#### **Section 9. Best Management Practice(s) Lien Claim**

1. Lien Claim: All costs for work performed under Section 7.1.d of these Standards are the responsibility of the Responsible Party. Whenever a bill for such costs remains unpaid for thirty (30) days after it has been rendered, the clerk may file with the recorder of deeds of Kendall County a lien claim. This lien claim shall contain the legal description of the property, the costs incurred and the date(s) when the work was performed.
2. Notice Of Lien Claim: Notice of such lien claim shall be mailed to the responsible party at the last known address of such Responsible Party; provided, however, that failure of the clerk to record such lien claim or to mail such notice, or the failure of the Responsible Party to receive such notice, shall not affect the rights of the city to collect for such charges as provided in this section.

#### **Section 10. Backup Special Service Areas**

1. For properties that have back-up special service areas established or allowed by agreement to fund maintenance of common areas, the city may activate said SSA to collect un-reimbursed costs or to fund ongoing or future costs related to operation, maintenance, or performance of stormwater Best Management Practice(s). Prior to the activation of a back up special service area, notice shall be published in a newspaper with circulation in the effected area.

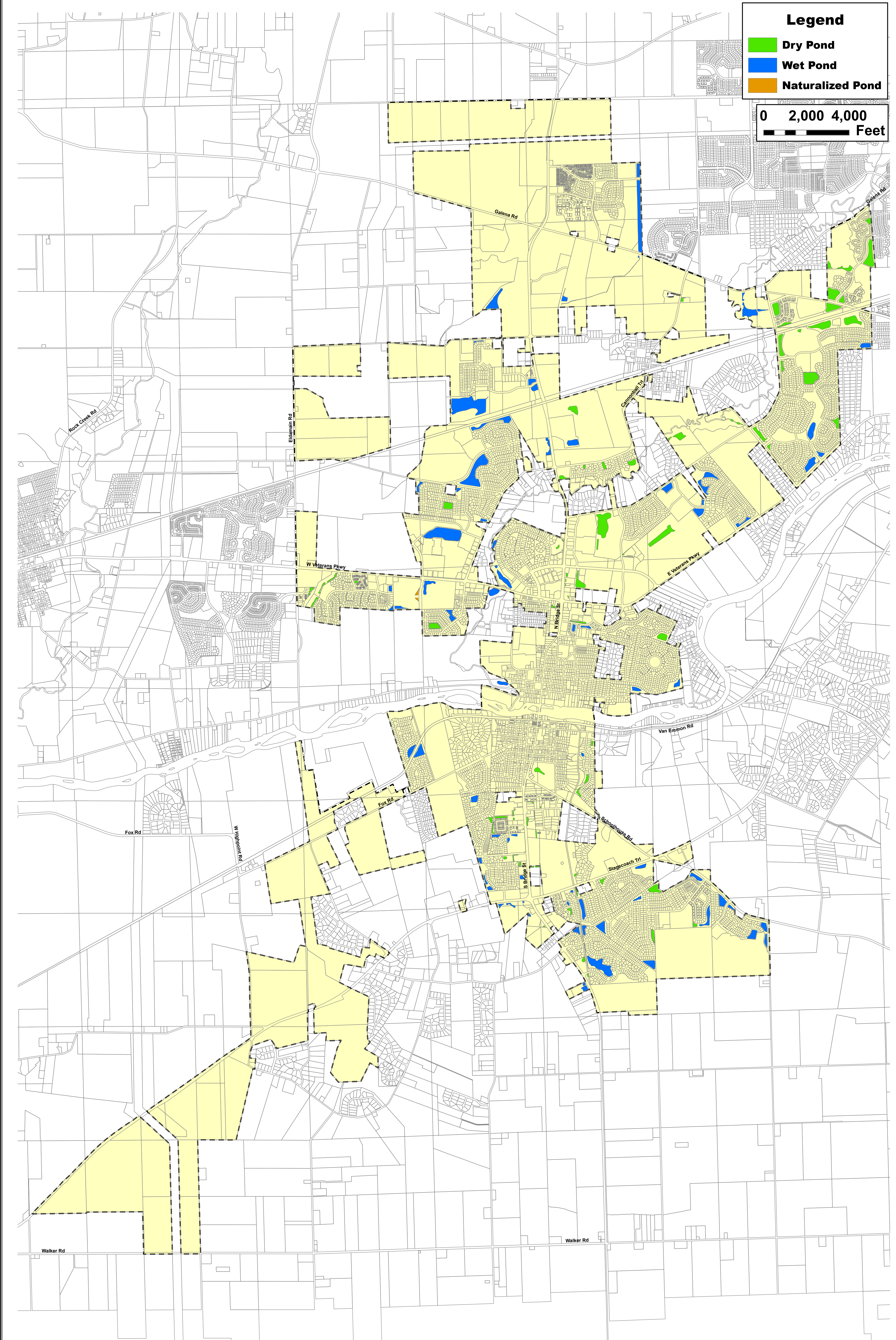
#### **Section 11. Conflicts**

1. These standards do not repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Where this ordinance and other easements, covenants or deed restrictions conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

#### **Section 12. Separability**

1. The provisions and sections of these standards shall be deemed separable and the invalidity of any portion of these standards shall not affect the validity of the remainder.





**Legend**

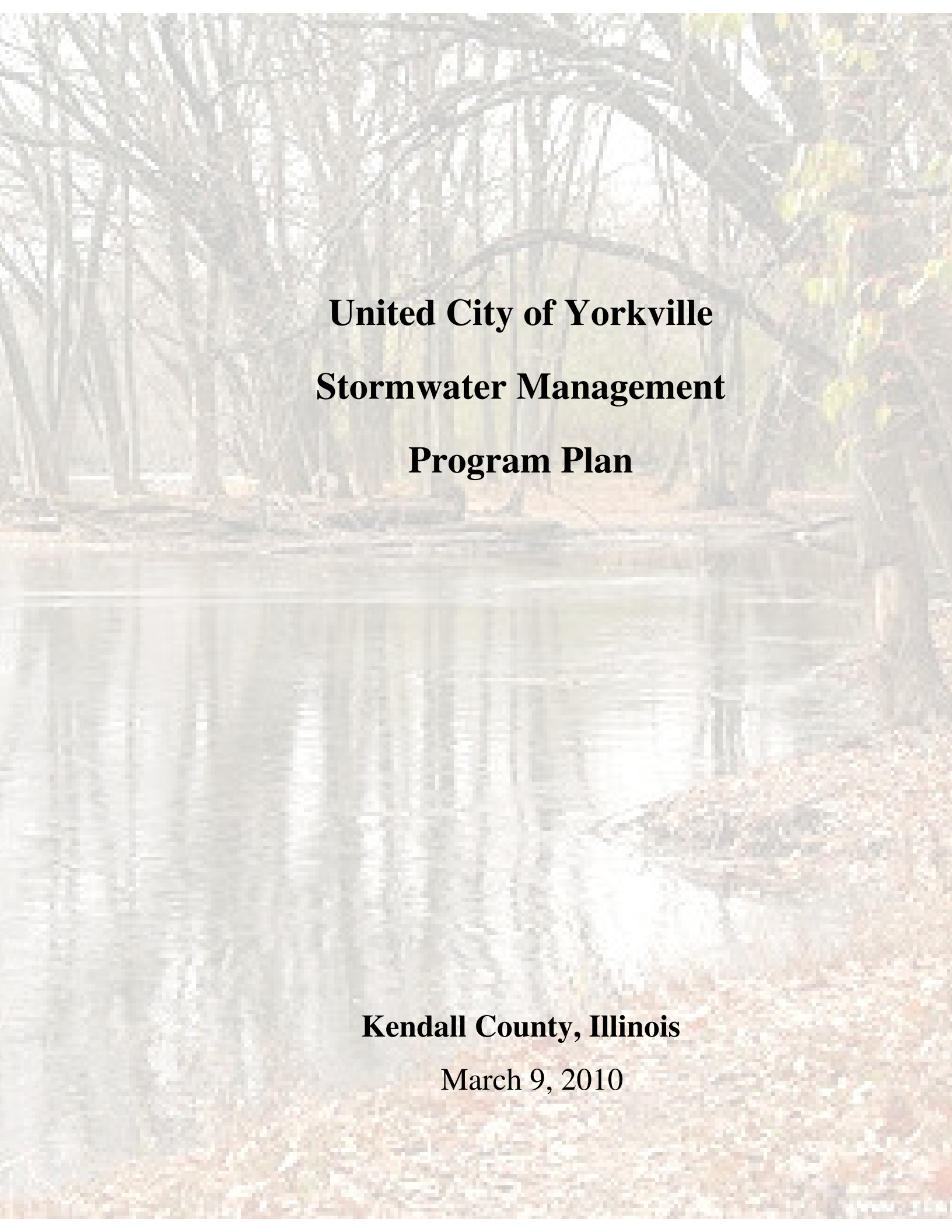
Dry Pond

Wet Pond

Naturalized Pond

0 2,000 4,000 Feet



The background of the entire page is a faded, grayscale image of a park. It features a large, leafy tree on the right side, its branches arching over a body of water. The water reflects the surrounding trees and foliage. The overall scene is peaceful and naturalistic.

# **United City of Yorkville Stormwater Management Program Plan**

**Kendall County, Illinois**

March 9, 2010

# **Table of Contents**

## ***1 Overview of the Stormwater Management Program Plan***

1.1	Introduction	1
1.2	State & Federal Regulations	1
1.3	Organization of SMPP	2
1.4	Watersheds and Receiving Waters	2

## ***2 Program Management***

2.1	Implementation of the SMPP	5
2.2	Departmental Responsibilities	5
2.3	Coordination with the IEPA	6

## ***3 The Program***

3.1	Public Education and Outreach	7
3.1A	Measurable Goals	7
3.2	Public Participation and Involvement	7
3.2A	Measurable Goals	8
3.3	Construction Site Run-off Control	8
3.3A	Complaints	8
3.3B	Violation Notification Procedures	9
3.3C	Measurable Goals	11
3.4	Post Construction Runoff Control	11
3.4A	Long Term Operation and Maintenance	12
3.4B	Site Inspection	12
3.4C	Measurable Goals	13
3.5	Illicit Discharge Detection and Elimination	13
3.5A	Regulatory Authority	13
3.5B	Illicit Discharge/Illegal Dumping Notification	14
3.5C	Understanding Outfalls and Illicit Discharges	14
3.5D	Indirect Connections	15
3.5E	Direct Connections	16
3.5F	Access to Private Property	17
3.5G	Confined Space Entry	17
3.5H	Office Closeout	18
3.5I	Source Identification	18
3.5J	Removal of Illicit Discharges	19
3.5K	Program Evaluation	20
3.5L	Measurable Goals	20
3.6	Pollution Prevention and Good Housekeeping	20
3.6A	Measurable Goals	25

#### **4      *Program and Performance Monitoring, Evaluation, & Reporting***

4.1	Performance Milestones_____	26
4.2	Program Monitoring and Research_____	27
4.3	Program Evaluation_____	27

#### **5      *Appendix***

5.1	Ord. 2003-19	Soil Erosion & Sediment Control Ordinance
5.2	Res. 2004-39	Standard Specifications for Improvements
5.3	Ord. 2008-01	Wetland Protection Regulations for Water Quality and Stormwater Management
5.4	Ord. 2009-78	Post-Construction Stormwater Best Management Practices
5.5	Ord. 2010-05	Regulation of Illicit Discharges and Connections to the Municipal Separate Storm Sewer System
5.6	Ord. 94-4	Prohibiting Connection of Sanitary Sewage and Industrial Wastewater into Storm Sewers and Other Highway Drainage Systems
5.7	Ord. 2006-123	Water Conservation Regulations (Permanent Irrigation Systems)
5.8	Ord. 2004-20	Water Conservation Regulations (Lawn Watering)
5.10	General Permit ILR40	
5.11	NPDES/Erosion Control Inspection Report	
5.12	Sample Notice of Violation Letter	
5.13	Stormwater Basin Maintenance Plan (existing)	
5.14	Stormwater Basin Maintenance Plan (new)	
5.15	Stormwater Basin Annual Inspection Report	
5.16	Illicit Discharge Tracking Form	
5.17	Illicit Discharge Summary Form	
5.18	Stormwater Outfall Inspection Form	
5.19	Outfall Inspection Summary Form	
5.20	Spill Response Notice	

# **1 Overview of the Stormwater Management Program Plan**

## **1.1 Introduction**

This Stormwater Management Program Plan (SMPP) was developed by the United City of Yorkville based off a SMPP template created by the Lake County Stormwater Management Commission. The purpose of the SMPP is to meet the minimum standards required by the United States Environmental Protection Agency (USEPA) under the National Pollutant Discharge Elimination System (NPDES) Phase II program. Federal regulations through the USEPA require that all Municipal Separate Storm Sewer Systems (MS4s), partially or fully in urbanized areas based on the 2000 census, obtain stormwater permits for their discharges into receiving waters.

The SMPP describes the procedures and practices that can be implemented by the City toward the goal of reducing the discharge of pollutants within stormwater runoff in order to comply with Federal standards. The SMPP is applicable to all properties within city limits. Compliance with the plan is intended to protect water quality and contribute to the following amenities:

- cleaner lakes and streams,
- improved recreational opportunities and tourism,
- flood damage reduction,
- better aesthetics and wildlife habitat, and
- a safer and healthier environment for the citizens.

## **1.2 State & Federal Regulations**

Federal environmental regulations based on the 1972 Clean Water Act (CWA) require that MS4s, construction sites and industrial activities control polluted stormwater runoff from entering receiving bodies of water (including navigable streams and lakes). The NPDES permit process regulates the discharge from these sources based on amendments to CWA in 1987 and the subsequent 1990 and 1999 regulations by the U.S. Environmental Protection Agency (USEPA). In Illinois, the USEPA has delegated administration of the Federal NPDES program to the Illinois Environmental Protection Agency (IEPA). On December 20, 1999 the IEPA issued a general NPDES Phase II permit for all MS4s. Under the General ILR 40 Permit each MS4 was required to submit a Notice of Intent (NOI) declaring compliance with the conditions of the permit by March 10, 2003. The original NOI describes the proposed activities and best management practices that occurred over the original 5-year period toward the ultimate goal of developing a compliant SMPP. At the end of the 5<sup>th</sup> year (March 1, 2008) the components of the SMPP were required to be implemented; per the ILR40 permit. The IEPA reissued the ILR 40 permit on April 1, 2009. The reissued permit is included in Appendix 5.10.

Additionally, under the General ILR10 permit also administered IEPA, all construction projects that disturb greater than 1 acre of total land area are required to obtain an NPDES permit from IEPA prior to the start of construction. Municipalities covered by the General ILR40 permit are automatically covered under ILR10 30 days after the IEPA receives the NOI from the municipality.

### 1.3 Organization of SMPP

The SMPP identifies best management practices to be implemented in six different categories. These categories are:

- Public Education and Outreach
- Public Participation/Involvement
- Construction Site Runoff Control
- Post-Construction Runoff Control
- Illicit Discharge Detection and Elimination
- Pollution Prevention/Good Housekeeping

Chapter 1: Overview of the Stormwater Management Program Plan - discusses the format of the SMPP document and the regulations associated with NPDES II through state and federal agencies.

Chapter 2: Program Management - discusses the logistics of the plan. This includes the organization, implementation and responsible parties necessary to achieve overall compliance with the SMPP and NPDES Permit. It also identifies how the United City of Yorkville coordinates with other governmental agencies and discusses the legal authority that the MS4s have to implement the plan components.

Chapter 3: The Program - addresses stormwater pollutant control measures implemented by the United City of Yorkville per the six minimum control categories established by the USEPA.

Chapter 4: Monitoring, Program Evaluation and Reporting - describes the monitoring, evaluation and reporting procedures associated with the program. The SMPP is a guide created to protect United City of Yorkville receiving waters from pollution and resultant degradation. This chapter assists in identifying best management practices and processes that may require modifications in the future to help the document become an effective tool.

Chapter 5: Appendices – including forms, references, and exhibits.

### 1.4 Watersheds and Receiving Waters

The United City of Yorkville is primarily located within the Fox River watershed, with southern areas tributary to the Illinois River. There are several receiving waters tributary to the Fox and Illinois Rivers which are located within the Village. These streams include Blackberry Creek, Rob Roy Creek, and Aux Sable Creek. Ponds, intermittent streams, and other on-stream bodies of water are also considered part of the receiving water system.

***Watershed:*** The land area that contributes stormwater to one of the two major rivers draining Kendall County.



***Sub-Watershed:*** The land area that contributes stormwater to one of the receiving waters tributary to a major river.

***Receiving Water:*** A natural or man-made system into which stormwater or treated wastewater is discharged, including the Fox River, Illinois River, and their tributaries.

The major Watersheds and receiving waters are presented on Figure 1 *Map of Major Sub-watershed and Receiving Waters*.

#### **Fox River Watershed**

The Fox River originates about 15 miles northwest of Milwaukee, Wisconsin. The river enters the northeast corner of Kendall County at Montgomery. About 165 square miles of Kendall County drain to the Fox River.

Major tributaries to the Fox River in Kendall County include Blackberry Creek, Rob Roy Creek, Big Rock Creek, Little Rock Creek, Morgan Creek, Hollenback Creek, and Roods Creek. Only Blackberry Creek, Rob Roy Creek, and Hollenback Creek are located within the current city limits.

The watersheds of the creeks within the city are primarily agricultural, although significant development activity has occurred in the Blackberry Creek and Rob Roy Creek watersheds since 2000.

The Fox River watershed includes all or portions of the communities of Aurora, Millbrook, Millington, Montgomery, Newark, Oswego, Plano, Sandwich, and Yorkville.

#### **Illinois River Watershed**

The Illinois River originates at the confluence of the Des Plaines and Kankakee Rivers in Grundy County, about 10 miles southwest of Joliet, Illinois. About 155 square miles of Kendall County drain to the Illinois River.

The Illinois River does not run directly through Kendall County, but reaches into the county via Aux Sable Creek and Valley Run Creek. Only the Middle Branch of the Aux Sable Creek is located within the current city limits.

The Middle Branch Aux Sable Creek is primarily agricultural, although some development activity has occurred since 2000.

The Illinois River watershed includes all or portions of the communities of Joliet, Lisbon, Minooka, Plattville, Plainfield, and Yorkville.

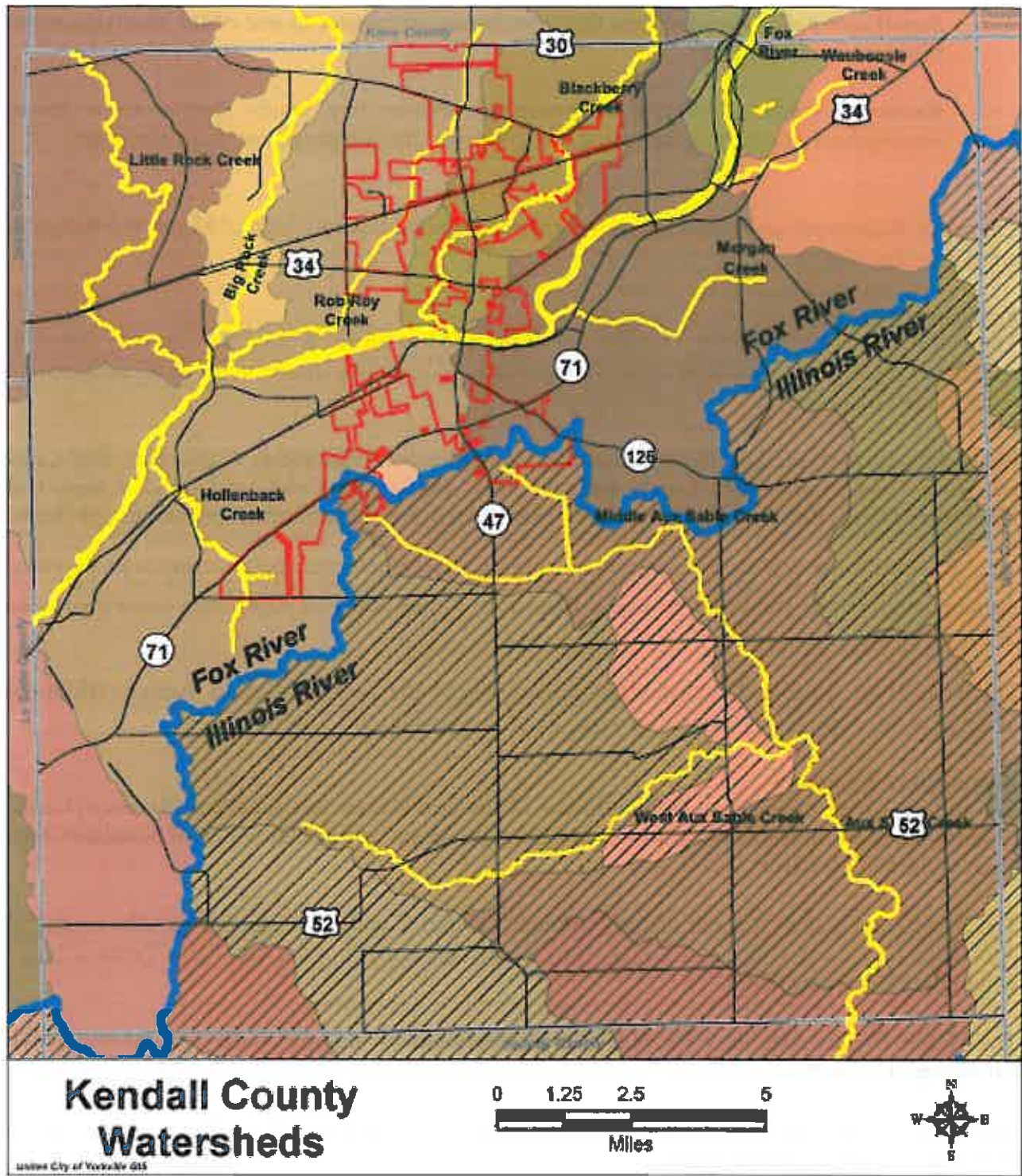


Figure 1. Map of Major Sub-Watersheds and Receiving Waters

## **2 Program Management**

This Chapter describes the organizational structures of the United City of Yorkville and the Illinois EPA. It further discusses the roles and responsibilities of the involved parties.

### **2.1 Implementation of this SMPP**

The SMPP includes tasks that are required to meet the permit conditions under the NPDES II program and how to perform these tasks. These forms should be printed annually and the progress of all tasks tracked. At the end of the yearly reporting period (March 1 – February 28/29) the forms should be filed in a binder to document SMPP related activities to IEPA in the case of an audit. It is anticipated that implementation of this SMPP constitutes compliance with the program. The SMPP will be posted on the United City of Yorkville's website.

### **2.2 Departmental Responsibilities**

The City Council is the policy and budget setting authority for United City of Yorkville. The Engineering, Community Development, and Public Works Departments work together to implement this SMPP. The City Engineer has primary responsibility for managing the overall program. The city will also work with Kendall County and adjacent municipalities regarding stormwater issues.

The Community Development Department is designated as the primary entity responsible for performing the duties related to Public Education and Outreach and Public Participation and Involvement. Much of this work will be achieved through coordination with the Green Committee. The Engineering Department is designated as the primary entity responsible for performing the duties related to Construction Site Runoff Control, Post-Construction Runoff Control, and Illicit Discharge Detection and Elimination activities. The Building Department will assist as necessary by performing certain duties during the construction of private developments. The Public Works Department is designated as the primary entity responsible for performing the duties related to Pollution Prevention and Good Housekeeping.

Measurable goals are established to document the efforts performed by the various city departments and ultimately the effectiveness of the SMPP. Those departments responsible for implementation of the SMPP shall perform, record, and forward monthly report memos to the City Engineer regarding their individual areas of responsibility. The report memos shall be prepared and forwarded during the first week of the following month. The City Engineer shall use these reports in preparing the annual report to the Illinois EPA.

## **2.3 Coordination with the IEPA**

The United City of Yorkville is required to complete annual reports which describe the status of compliance with the ILR40 permit. The annual report will be posted on the City's website and submitted to the IEPA by the first day of June each year. Annual reporting to IEPA should include information regarding SMPP goals that are in compliance as well as those goals that need further work or modification.

Records regarding the completion and progress of the SMPP commitments will be documented on task sheets and updated throughout the year. The completed task sheets should be located in a binder with necessary supporting documentation. The binder will be available for inspection by both IEPA and the general public.



### **3 The Program**

This Stormwater Management Program Plan includes six components, each of which is necessary to reduce/eliminate stormwater pollution in receiving water bodies. These are:

- Public Education and Outreach
- Public Participation and Involvement
- Construction Site Runoff Control
- Post-Construction Runoff Control
- Illicit Discharge Detection and Elimination
- Pollution Prevention and Good Housekeeping

#### **3.1 Public Education and Outreach**

The United City of Yorkville established the Green Committee in October 2007. The purpose of the Green Committee is to provide research, advice, and make recommendations to the City Council on environmental issues facing the community. The Green Committee promulgates information related to recycling, conservation design, soil conservation, rain gardens, open space/watershed protection, water conservation, landscape maintenance, etc. through environmental fairs, a quarterly newsletter, pamphlet distribution, and the city website.

The annual NPDES permit report shall be placed on a City Council agenda once each year for discussion.

##### **3.1A Measurable Goals**

- Place Stormwater Management Program Plan on the city's website.
- Maintain an information center at City Hall, which will include informational items regarding stormwater-related issues.
- Have at least one item related to stormwater or recycling issues published in each city newsletter.

#### **3.2 Public Participation and Involvement**

The Yorkville Green Committee is volunteer-based, and encourages citizen participation and involvement for stormwater-related issues on both individual and community levels. The committee publishes and distributes pamphlets informing homeowners on such issues as re-landscaping their own property to encourage infiltration or cleansing of stormwater, and pesticide/herbicide use. The Community Development Department shall also work with homeowner associations regarding proper maintenance of private open space.

Citizen calls related to the Stormwater Management Program Plan shall be documented and directed to the appropriate department for follow-up.

### **3.2A Measurable Goals**

- Maintain meeting minutes of the Green Committee.
- Document the number and type of calls received from the public regarding potential illicit discharges.
- Sponsor an annual environmental fair, and document the number and type of exhibitors and public attendance.

### **3.3 Construction Site Runoff Control**

The City adopted Ordinance No.2003-19 (Appendix 5.1) to regulate soil erosion and sediment control practices for construction activities that disturb more than 10,000 SF of soil. This ordinance requires the following:

- Requires the developer/contractor to follow Illinois EPA requirements regarding NPDES permitting for construction activities.
- Issuance of a Site Development Permit regulating earthwork and erosion/sediment control.
- Contractor requirements for periodic inspections during construction.
- Surety bonding to ensure that stabilization work is completed according to plan.

The City passed Resolution No. 2004-39 (Appendix 5.2) to establish the Standard Specifications for Improvements. This resolution creates standards regarding the various aspects of construction for public and quasi-public infrastructure, including responsible construction activities. Regarding stormwater management, this resolution requires:

- Sizing requirements for stormwater collection and detention facilities.
- A soil erosion and sediment control plan.
- The ability to require stormwater best management practices in the design of the stormwater collection and storage systems.

The City passed Ordinance No. 2008-01 (Appendix 5.3) to provide Wetland Protection Regulations for Water Quality and Stormwater Management Benefits. This ordinance creates requirements for the evaluation and protection of non-jurisdictional wetlands within city limits that may be affected by new development.

### **3.3A Complaints**

Site design comments are handled on a case by case basis. Any complaints received during the review, construction, or build-out of a private development shall be directed to the City Engineer and documented. Construction and build-out related calls are typically addressed by performing a site inspection.

### **3.3B Violation Notification Procedures**

Investigation of complaints should be performed within one business day of receipt of the complaint. In general the compliance due date should be within 5-working days. However, if the city determines that the violation is or will result in significant environmental, health or safety hazards a 24-hour compliance requirement should be set. For such time-critical violations, the developer should also be advised to complete a Notice of Incidence report with the IEPA for all sites that were required to submit a Notice of Intent to the IEPA.

Step 1 can be initiated by observation of a violation during a routine inspection, or in response to a complaint.

#### **Step 1: Violation Is Observed**

- The inspector completes the *NPDES/Erosion Control Inspection Report* (Appendix 5.11).
- Photographs of the violation(s) should be taken and saved.
- The development project manager/property owner (a.k.a. construction site contact) shall be informed of the violation.
- A copy of the *NPDES/Erosion Control Inspection Report* is provided to the contractor and the developer. The *NPDES/Erosion Control Inspection Report* indicates the deficiencies and a maximum time frame for action.
- At the end of the indicated time frame the City shall perform a follow-up site inspection.

#### **Step 2: 1<sup>st</sup> Follow-Up Site Inspection**

The construction site contact shall be notified of the anticipated inspection time. The site shall be inspected including all items previously documented on the previous *NPDES/Erosion Control Inspection Report*. The inspector will determine if the remedial measures have all been satisfactorily addressed, substantially completed, or if significant non-compliance remains.

- If the remedial measures have been satisfactorily addressed then the *NPDES/Erosion Control Inspection Report* is filled out indicating compliance and provided to the contractor and developer.
- If the inspector determines that the remedial measures have been substantially completed, but not entirely resolved, the inspector shall follow Step 1 above.
- If the inspector determines that the remedial measures have not been substantially completed, the inspector shall follow Step 3 discussed below. Photographs of the violations should be taken and saved.

#### **Step 3: 1<sup>st</sup> Notice of Violation**

A formal *Notice of Violation* (Appendix 5.12) letter will be sent to the contractor and developer. A copy of the *Notice of Violation* shall also be provided to the Yorkville Building Department. The letter will include the following information:

- Description of the violations (including ordinance provisions)
- Maximum time frame for resolution (typically 5 working days),

**Step 4: 2<sup>nd</sup> Follow-Up Site Inspection**

The inspector will determine if the remedial measures have all been satisfactorily addressed, substantially completed, or if significant non-compliance remains.

- If the remedial measures have been satisfactorily addressed then the *NPDES/Erosion Control Inspection Report* shall be filled out indicating compliance and provided to the contractor and developer.
- If the inspector determines that the remedial measures have been substantially completed, but not entirely resolved, the inspector shall follow Step 1 above.
- If the inspector determines that the remedial measures have not been substantially completed, the inspector shall follow Step 5 discussed below. Photographs of the violations should be taken.

**Step 5: 2<sup>nd</sup> Notice of Violation**

- Depending on the severity of the outstanding violations the inspector may arrange for the Building Department to issue a Red Tag and a Conditional Stop Work Order upon completion of the inspection. The Stop Work Order allows for the resolution of the violation but no other on-site improvements. Building and/or Occupancy Permits will not be issued and surety/letter of credit reductions will not be considered until the violation is resolved. A formal *Notice of Violation* letter will be sent, via certified mail, to the contractor and developer. A copy of the Notice of Violation shall also be provided to the Yorkville Building Department.

**Step 6: 3<sup>rd</sup> Follow-Up Site Inspection**

The inspector will determine if the remedial measures have all been satisfactorily addressed, substantially completed, or if significant non-compliance remains.

- If the remedial measures have been satisfactorily addressed then the *NPDES/Erosion Control Inspection Report* is filled out indicating compliance and provided to the contractor and developer.
- If the inspector determines that the remedial measures have been substantially completed, but not entirely resolved, the inspector shall follow Step 1 above.
- If the inspector determines that the remedial measures have not been substantially completed, the inspector shall follow Step 7 discussed below. Photographs of the violations should be taken and saved.

**Step 7: 3<sup>rd</sup> Notice of Violation**



The inspector issues a Red Tag and a Conditional Stop Work Order upon completion of the inspection, if one has not already been issued. The Stop Work Order allows for the resolution of the violation but no other on-site improvements. Building and/or Occupancy Permits will not be issued and surety/letter of credit reductions will not be considered or processed until the violation is resolved. Representatives from the Building and Engineering Departments shall meet to discuss the violation and subsequent actions. These actions may include: issuing fines for each day of violation since the 1<sup>st</sup> notice of violation; draw from surety to enable the City to have the remedial measures corrected; seeking United City of Yorkville legal counsel and pursuing injunctive or other legal relief.

A formal *Notice of Violation* letter will be sent, via certified mail, to the contractor and developer. A copy of the Notice of Violation shall also be provided to the Building Department and City Administrator. The letter will also include additional penalties or measures that will be imposed if the violation(s) persist.

Steps 6 and 7 will be repeated until resolution of the violation.

### **3.3C Measurable Goals**

- Track the number of site development permits issued.
- Document any citizen complaints regarding construction site runoff and follow-up activities.
- Inspect construction sites for erosion/sediment control measures and record inspection on *NPDES/Erosion Control Inspection Report* forms.

## **3.4 Post Construction Runoff Control**

The City adopted Ordinance No. 2009-78 (Appendix 5.4) to establish standards for design, construction, and maintenance of stormwater best management practices. This ordinance requires the following:

- All development/redevelopment projects shall incorporate stormwater Best Management Practices (BMP's) into their site designs.
- Agreements providing for the adequate maintenance of the stormwater BMP's by the developer/property owner.
- Periodic inspections and meetings with property owners by the city to ensure proper functioning of the stormwater BMP's.

The City will attempt to inspect approximately 20% of all existing properties with stormwater management facilities each year, resulting in a recurring inspection interval of 5 years.

### 3.4A Long Term Operation and Maintenance

The SMPP includes two long term maintenance agreements.

- The first agreement (Appendix 5.13) is the recommended plan for existing detention and stormwater management facilities, whether publicly or privately maintained. The intent of this sample plan is to provide guidance for the maintenance of facilities that do not have an approved plan. If an existing facility already has an adequate plan, this document would supersede the sample plan.
- The second agreement (Appendix 5.14) is provided to applicants during the permit review period for new detention and stormwater management facilities. This agreement should be reviewed and enhanced to reflect the specific design of the new development. Receipt of the signed and recorded maintenance agreement is required.

Receipt of the signed and recorded maintenance agreement is required prior to recording of a plat of subdivision, site development permit, or building permit for the property, whichever occurs first.

### 3.4B Site Inspections

This section focuses on post-construction inspections of previously developed sites, streambanks, shorelines, streambeds, and detention / retention ponds.

#### **Previously Developed Sites**

The United City of Yorkville attempts to inspect approximately 20% of all existing properties with stormwater management facilities every year, resulting in a re-occurrence inspection interval of five (5) years. Previously developed properties are inspected with respect to the approved development plan. A letter indicating the maintenance activity highlights, deficiencies, or modifications to the plan should be provided to the responsible party. The responsible party is encouraged to implement an annual maintenance program.

#### **Shorelines**

Annually inspect 20% of detention basin shorelines in the spring or fall depending upon weather conditions using the *Stormwater Basin Annual Inspection Report* (Appendix 5.15). Observed erosion, seeding/re-seeding or slope stabilization needs are documented. Documented deficiencies should be reported to the City Engineer who evaluates and determines appropriate remedial activities. Remedial actions might include notifying the property owner or including maintenance activities in the city's work program for city-maintained basins.

#### **Streambanks and Stream Bed Sediment Accumulation**

Annually inspect 20% of receiving water streambanks for erosion and flowlines for sediment plumes/deposits. Inspections should be performed in the spring or fall depending upon weather conditions. Stream locations are depicted on **Figure 1**.

Document observed erosion and/or sediment accumulation. Documented deficiencies should be reported to City Engineer who evaluates and determines appropriate remedial activities. Remedial actions would typically consist of notifying the property owner.

#### **Detention / Retention Pond Sediment Accumulation**

Ensure that new detention/retention pond is constructed per the approved development plan. The developer is responsible for ensuring that the design grade is established prior to the city's approval of the pond. Pond information, including the design permanent pool depth, is added to the *Stormwater Basin Annual Inspection Report* upon final approval of the pond.

Annually inspect 20% of detention basins to determine the normal pool depth. Observed depths should be recorded onto the *Stormwater Basin Annual Inspection Report*. If the inspected pond depth is found to be more than 2 feet shallower than the design normal pool depth, this information should be reported to City Engineer who evaluates and determines appropriate remediation activities.

#### **3.4C Measurable Goals**

- Annually inspect 20% of all stormwater basins and document on *Stormwater Basin Annual Inspection Report* forms.
- Maintain a database of existing homeowner associations (HOA's). Make contact with 20% of HOA's annually regarding stormwater-related issues.
- Require new developments to enter into maintenance agreements for their stormwater management facilities, and maintain a record of those agreements.
- Encourage existing HOA's to inspect and maintain their stormwater management facilities. Document initial contact and any follow-up activities.

### **3.5 Illicit Discharge Detection and Elimination**

Illicit discharges contribute considerable pollutant loads to receiving waters. There are two primary situations that constitute illicit discharges; these include non-stormwater runoff from contaminated sites and the deliberate discharge or dumping of non-stormwater into the stormwater system. Illicit discharges can enter the storm sewer system as either an indirect or direct connection.

#### **3.5A Regulatory Authority**

Effective implementation of an Illicit Discharge Detection and Elimination (IDDE) program requires adequate legal authority to remove illicit discharges and prohibit future illicit discharges. This regulatory authority is achieved through adoption of United City of Yorkville Ordinance No. 2010-05 (Appendix 5.5). Additionally, IEPA has regulatory authority to control pollutant discharges and can take the necessary steps to correct or remove an inappropriate discharge over and above MS4 jurisdiction.

### **3.5B Illicit Discharge Detection and Elimination**

The United City of Yorkville maintains, operates, and publicizes a call-in phone number (630-553-4350) where parties can contact the city with environmental concerns. Primary advertisement venues include the website and all related municipal publications. Telephone calls received from residents, other internal Departments or other agencies are logged on the *Illicit Discharge Tracking Form* (Appendix 5.16). The City Engineer, or his designee, should transfer information from the tracking form to the *Illicit Discharge Summary Form* (Appendix 5.17) monthly. The summary form should be reviewed annually to determine if trends can be seen and if any additional outreach efforts are warranted.

#### **Subdivision and Public Utility Ordinance**

The United City of Yorkville created and adopted Ordinance No. 94-4 (Appendix 5.6) to prohibit the discharge of any toilet, sink, basement, septic tank, cesspool, industrial waste or other polluting substances to any open ditch, drain, or drainage structure. This ordinance can be used to further support the activities required by the city's Stormwater Management Program Plan.

### **3.5C Understanding Outfalls and Illicit Discharges**

Understanding the potential locations and the nature of illicit discharges in urban watersheds is essential to find, fix and prevent them.

#### **Identifying Outfalls and Receiving Waters**

An Outfall is a point source where a municipal separate storm sewer discharges into Waters of the United States "receiving water". Open conveyances connecting two municipal storm sewers, or pipes, tunnels or other conveyances which connect segments of the same stream or other Waters of the United States are not considered outfalls. For the purposes of this program the following definitions shall be used:

*Outfall:* A storm sewer outlet, or other open conveyance point discharge location, that discharges into a Waters of the U.S, receiving water or another MS4.

Regulated systems include the conveyance or system of conveyances including roads with drainage systems, municipal streets, catch basins, gutters, ditches, swales, man made channels or storm sewers.

The outfall inventory was prepared by the United City of Yorkville. The outfall locations have been numbered to facilitate detection and tracking of identified illicit discharges. This information can be obtained from the city's Geographic Information System (GIS), which is maintained by the Community Development Department.

The outfall map should be revised annually to incorporate permitted outfalls associated with new developments. An outfall inventory should be performed every 5 years; the focus of this effort is to search for new outfalls (i.e. those not already included in the

existing GIS). The search for new outfalls should be combined with the pre-screening efforts.

#### **USEPA Exclusions**

It is noted that not all dry-weather flows are considered inappropriate discharges. Under certain conditions, the following discharges are allowed:

- Water line flushing
- Landscaping irrigation
- Diverted stream flows
- Rising groundwater
- Uncontaminated groundwater infiltration
- Uncontaminated pumped groundwater
- Discharges from potable water sources
- Flows from foundation drains
- Air conditioning condensation
- Irrigation water
- Springs
- Water from crawl spaces
- Lawn watering
- Individual car washing
- Flows from riparian habitats and wetlands
- Dechlorinated swimming pool water
- Street wash water

#### **Pollutant Indicators**

Outfalls should be inspected for evidence of the following pollutant indicators:

- Odor
- Color of discharge water or staining of outfall pipe
- Turbidity (clarity) of discharge water
- Floatables in or residue from discharge water, such as scum, foam, suds, oil sheen, etc.
- Excessive plant growth or lack of plant growth at outfall
- Sediment plume.

### **3.5D Indirect Connections**

Indirect connections are typically the result of events such as dumping or spillage of materials into storm sewer drains. Intentional dumping is a common type of illicit discharge. Generally, indirect modes of entry produce random, infrequent discharges, with the exception of groundwater seepage.

There are five main modes of indirect entry for discharges. These are groundwater seepage, unintentional spills, intentional dumping, outdoor washing, and over-irrigation of landscaping.

Seepage discharges can be either continuous or intermittent, depending on the depth of the water table and the season. Groundwater seepage usually consists of relatively clean water that is not an illicit discharge by itself, but can carry other illicit discharges. If storm drains are located close to sanitary sewers, groundwater seepage may intermingle with sewage. Seepage will be addressed by taking samples to check for contamination from nearby sanitary sewers or septic systems. Mitigation measures would consist of repairs to sewers or notification to the Kendall County Health Department as appropriate.

See Chapter 3.6 for the Spill Response Plan for unintentional spills.

Intentional dumping is minimized through public education. The city also maintains an Illegal Dumping Hotline which is described in Chapter 3.5B. The procedure for handling a dumping incident is described in Chapter 3.6.

Outdoor washing and over-irrigation are minimized through public education.

### **3.5E Direct Connections**

Direct connections enter through direct piping connections to the storm sewer system, and are most easily detected during dry-weather periods. Inspection of stormwater outfalls during dry-weather conditions reveals whether non-stormwater flows exist. If non-stormwater flows are observed, they can be screened and tested to determine whether pollutants are present. If the presence of pollutants is indicated, the detective work of identifying the source of the discharge can begin and be corrected.

The process to eliminate direct connection illicit discharges consists of the following components:

1. ***Program Planning*** consists of the organizational efforts required to perform outfall screening and follow-up investigative activities of the program. Program planning identifies the regulatory authority to remove directly connected illicit discharges, identification of the outfalls and receiving waters, and providing personnel and equipment to perform the outfall screening and follow-up work.
2. ***Outfall Screening*** consists of pre-screening to determine whether dry-weather flows are present and outfall inspection which includes field visits to determine whether an illicit discharge exists.
3. ***Follow-Up Investigation and Program Evaluation*** are necessary to determine the source of any identified pollutant flows and eliminate them. The major follow-up investigation evaluation components include:
  - reviewing and assessing outfall inspection results
  - internal coordination

- tracing upstream to identify the source of the illicit discharge
- exercising the appropriate legal means to eliminate the illicit discharge and schedule follow-up inspections as necessary

### **3.5F Access to Private Property**

In some cases, it may be necessary for City personnel to enter or cross private property to investigate probable illicit discharges. A form letter should be prepared that includes a short description of the project, the purpose of the access to the property, and the name of a project contact person with a telephone number. If the owner is not present, a letter should be left at the premises to facilitate return inspection. If permission to access property is denied, a public official should then contact the owner at a later date.

### **3.5G Confined Space Entry**

Confined space entry for this program would include climbing into or inserting one's head into a pipe, manhole, or catch basin. In general, do not cross the vertical plane defining an outfall pipe or the horizontal plane defining a manhole unless properly prepared for confined space entry. Confined space entry shall be conducted only by trained personnel with appropriate rescue and monitoring equipment.

#### **Outfall Inspection**

An outfall inspection is required for all submerged outfalls or outfalls observed to have dry-weather flow. Outfalls are assessed to determine which one of the three following conditions applies:

- (1) The outfall is dry or damp with no observed flow
- (2) Flowing discharges are observed from the outfall
- (3) The outfall is partially or completely submerged with no observed flow or is inaccessible

**Scenario 1: No Observed Flow.** The field crew should photograph the outfall and complete applicable sections of the *Stormwater Outfall Inspection Form* (Appendix 5.18).

**Scenario 2: Observed Flow.** The field crew photographs the outfall and complete applicable sections of the *Stormwater Outfall Inspection Form*. The intent is to gather additional information to determine if an illicit discharge is present.

**Scenario 3: Submerged or Inaccessible Outfall.** If standing water is present in an outfall or if it is inaccessible, then complete available information from Sections 1, 2, 3 and 7 of the *Stormwater Outfall Inspection Form*, with appropriate comments being written in the "Remarks" section of the data form.



Determine the upstream sampling location using the city's storm sewer atlas. Manholes, catch basins, or culvert crossings can be used for upstream sampling locations. Make reasonable efforts to locate upstream sampling points that are accessible and exhibit flow. If inaccessible, resolve the problem in the office with appropriate supervisory personnel.

#### **Outfall Assessment & Documentation**

Complete the *Stormwater Outfall Inspection Form* for all outfall inspections. A separate data form must be completed for each outfall. In addition to standard information, the data form is used to record other information that is noted at the time the outfall inspection is conducted (e.g. dead or dying plants, fish kills, excessive algae growth, construction activities, etc. that might provide information regarding the potential for illicit discharges).

### **3.5H Office Closeout**

Update the outfall screening scheduling and completion form and plan the next screening day's activities. Discuss any problems locating outfalls with appropriate supervisory personnel so that alternate sampling locations can be identified. Once a month, compile data from the *Stormwater Outfall Inspection Form* onto the *Outfall Inspection Summary Form* (Appendix 5.19).

### **3.5I Source Identification**

Follow-up investigation is required for all outfalls with positive indicators for illicit discharges. The procedure for detailed investigation and source identification has three major components: 1) mapping and evaluation, 2) storm sewer investigation, and 3) tracing.

#### **Mapping Evaluation**

For each outfall to be investigated, a large-scale working map should be created to show the entire upstream storm sewer network, outfall locations, and parcel boundaries.

#### **Storm Sewer Investigation**

After conducting the mapping evaluation, a manhole-by-manhole inspection is conducted to pinpoint the location of the illicit discharge. All flows are tracked upstream until the dry-weather discharge is no longer detected. The field crew should also determine whether there has been a significant change in the flow rate between manholes.

#### **Tracing**

Once the manhole inspection has identified the reach area, testing may be necessary. If there is only one possible source to this section of the storm sewer system in the area, source identification and follow-up for corrective action is straightforward. Multiple sources, or non-definitive sources, may require testing in order to identify the contributing source. The method of testing must be approved by the Public Works Director prior to testing. Potential testing methods include dye testing, smoke testing, and/or remote video inspections.



### **3.5J Removal of Illicit Discharges**

Removal of illicit discharge connections is required at all confirmed contributing sources. Nine steps are taken to positively identify and remove an illicit discharge to the storm sewer system. These steps are as follows:

- Step 1. Have an outside laboratory service take a grab sample and test for the illicit discharge at the manhole located immediately downstream of the suspected discharge connection.
- Step 2: Conduct an internal meeting with appropriate personnel to include Public Works personnel, Building Code Official, and the City Engineer to discuss inspection and testing results and remedial procedures.
- Step 3: The City Engineer shall send a notification letter to the owner/operator of the property/site suspected of discharging a pollutant. The letter should state the apparent violation, and request that the owner/operator describe the activities on the site and the possible sources of non-stormwater discharges including information regarding the use and storage of hazardous substances, chemical storage practices, materials handling and disposal practices, storage tanks, types of permits, and pollution prevention plans.
- Step 4: Arrange a meeting for an inspection of the property with the Building Code Official and the owner/operator of the property. After inspection, notify the site owner/operator of the findings and instruct them verbally and in writing to take any necessary corrective measures.
- Step 5: Conduct additional tests as necessary if the initial site inspection is not successful in identifying the source of the problem. The Public Works Director is responsible for determining the appropriate testing measure to pinpoint the source.
- Step 6: If the owner/operator does not voluntarily initiate corrective action, the Building Code Official shall issue a Notification of Noncompliance. The notification shall include a description of the required action(s) and a time frame in which to take corrective action. Upon notification of noncompliance, the owner can be subject to penalties as stipulated by Municipal Code.
- Step 7: Conduct follow-up inspections to determine whether corrective actions have been implemented to: 1) remove the illicit connection or 2) establish a proper disposal practice.

- Step 8: If corrective actions have been completed (i.e. the illicit discharge has been eliminated) the City Engineer shall send a notification of compliance letter to the owner/operator of the property/site where the illicit discharge occurred.
- Step 9: If corrective actions have not been completed additional internal meetings shall be held to determine appropriate steps to obtain compliance. Appropriate actions may include monetary or other penalties.

### **3.5K Program Evaluation**

The results of the screening program shall be reviewed periodically to determine if any trends can be identified that relate the incidence of dry-weather flow observations to the age of developed properties or land uses. These determinations may guide future outfall screening activities. Although the outfall screening program will be successful in identifying and eliminating most pollutants in dry-weather discharges, the continued existence of dry-weather flows and associated pollutants will require an ongoing commitment to continue the outfall screening program. The annual inspection screening will determine the effectiveness of the program.

### **3.5L Measurable Goals**

- Track the number and type of potential illicit discharge on the *Illicit Discharge Tracking Forms* and *Illicit Discharge Summary Forms*.
- Inspect all stormwater outfalls annually and record those inspections on the *Stormwater Outfall Inspection Forms* and *Outfall Inspection Summary Forms*.

## **3.6 Pollution Prevention and Good Housekeeping**

The United City of Yorkville is responsible for the care and upkeep of public facilities, municipal roads, associated maintenance yards, and city parks. Many maintenance activities are most regularly performed directly by staff; however from time to time contractors are employed to perform specific activities. This chapter describes how the compliance with permit requirements is achieved by incorporating pollution prevention and good housekeeping stormwater quality management into day-to-day operations. Ongoing education and training shall be provided to ensure that the appropriate employees have the knowledge and skills necessary to perform their functions effectively and efficiently. The following lists describe activities performed by the Public Works Department and Parks Department.

### **Street Sweeping**

All streets are swept at least 3 times per year or more often on an as-needed basis.

**Fall Leaf Pick-up**

The city provides free leaf pick-up service to residents every fall. Shredded and compacted leaves are removed and land-applied as fertilizer by a local farmer.

**Catch Basin Cleaning**

The city owns and operates a vacuum sewer cleaner truck. Catch basin cleaning is performed on an as-needed basis. Locations of cleaned catch basins are tracked.

**Ice Removal**

The city uses Geo-Melt (beet juice) additive with salt-spreading operations to reduce the amount of salt used in the winter, resulting in an average annual reduction in salt usage of about 500 tons.

**Snow Removal**

The city does not plow or salt roadways in new developments unless occupied homes exist along those roadways.

**Salt Storage**

The city has a salt storage building on Tower lane to provide protection for stockpiled salt from rain. After the winter season remaining salt is trucked to the Kendall County storage facility for storage until the following winter.

**Spill Prevention**

The city keeps Material Safety Data Sheets for all chemical agents used by the Public Works Department.

**Weed Control**

The city uses herbicide when needed to control the growth of vegetation in roadside ditches. Ditches are mowed where possible to avoid the application of herbicide. The Public Works Department has several employees that are certified herbicide applicators.

**Illicit Connections**

Public Works and Engineering Department personnel are instructed to watch for unusual discharges from storm sewers or unusual events at stormwater basins.

**Landscape Maintenance**

The Public Works Department and Parks Department are responsible for litter and debris control, as well as pickup and proper disposal of roadkill. The city shall endeavor to provide trash/recycling bins in more highly used parks.

**Vehicle Maintenance**

Vehicle maintenance procedures and practices are designed to minimize or eliminate the discharge of petroleum based pollutants to the stormwater system. Used motor oil and antifreeze are collected and stored indoors. Waste fluids are removed on a regular basis by vendors for recycling. Used batteries are stored in an enclosed covered container at the Tower Lane maintenance yard. The batteries are collected on a regular basis by a local

vendor. Tires are replaced at local commercial vendor sites. Used tires are disposed of by those vendors.

### **Waste Management**

Waste Management consists of procedural and structural practices for handling, storing and disposing of wastes generated by a maintenance activity. This helps prevent the release of waste materials into the stormwater system. Waste management practices include removal of materials such as asphalt and concrete, excess earth excavation, contaminated soil, hazardous wastes, and sanitary waste.

A spoil stock pile is located at the Tower Lane maintenance yard. Asphalt, concrete, and excess earth excavation materials are temporarily stored in the stock pile. Attempts are made to recycle asphalt and concrete products prior to storage in the spoil stock pile. Clean spoil is re-used around town where needed to backfill excavations and re-grade properties. If contaminated spoil is encountered, it is collected for treatment or disposal. Attempts are made to avoid stockpiling of contaminated spoil. If temporary stock piling is necessary, the stockpile shall be placed on an impermeable liner. Additional protective measures shall be used to protect the downslope of the stockpiled area for erosion downstream. Access to a contaminated stockpile shall be located on the upstream side of the stock pile.

Hazardous wastes shall be stored in labeled, sealed containers constructed of appropriate material. The containers are located in non-flammable storage cabinets or on shelving. These items include paint, aerosol cans, gasoline, solvents and other hazardous wastes. Paint brushes and equipment used for water and oil-based paints are cleaned within a designated cleaning area.

Sanitary wastewater shall be discharged into a sanitary sewer when possible. Portable toilets shall be maintained at high-usage parks.

### **Water Conservation**

Water conservation practices minimize water use and help to avoid erosion and/or the transport of pollutants into the stormwater system. Ordinance No. 2006-123 (Appendix 5.7) limits the use of permanent landscape irrigation systems for certain properties as follows:

- For non-residential properties with one building, permanent irrigation systems using city water are prohibited where the total landscaped area exceeds one acre.
- For non-residential properties with more than one building, permanent irrigation systems using city water are prohibited where the total landscaped area exceeds three acres.
- For common open space properties of a primarily residential development, permanent irrigation systems using city water are prohibited.

The city has adopted Ordinance 2004-20 (Appendix 5.8) that establishes odd-even watering schedules throughout the city based on mailing addresses. This ordinance also requires a property owner to obtain a watering permit to use city water to establish new

lawns. From July 1<sup>st</sup> to August 31<sup>st</sup>, watering permits are not issued and city water may not be used to water newly sodded or seeded lawns. From May 1<sup>st</sup> to June 30<sup>th</sup>, and September 1<sup>st</sup> to September 30<sup>th</sup>, watering permits are issued. Watering on the 1<sup>st</sup> day a lawn is sodded or seeded is limited to no more than eight hours. Watering on the 2<sup>nd</sup> through 10<sup>th</sup> days is limited to no more than seven hours, those hours being 5am-9am and 9pm to midnight. After Day 10, a lawn is considered established and a permit is no longer required, however, the property owner must still follow the odd-even and seven-hour restrictions.

#### **Spill Response Plan**

Spill prevention and control procedures are implemented wherever hazardous or non-hazardous chemicals substances are stored or used. The following general guidelines are implemented when cleanup activities and safety are not compromised, regardless of the type or location of the spill:

- Cover and protect spills from stormwater run-on and rainfall, until they are removed
- Dry cleanup methods are used when ever possible
- Properly dispose of used cleanup materials, contaminated materials and recovered spill material
- Contaminated water used for cleaning and decontamination shall not be allowed to enter the stormwater system
- Keep waste storage areas clean, well organized and equipped with appropriate cleanup supplies
- Maintain perimeter controls, containment structures, covers and liners to ensure proper function

#### **Non-Hazardous Spills/Dumping**

Non-hazardous spills typically consist of an illicit discharge of household materials into the street or stormwater system. Upon notification or observance of a non-hazardous spill, Public Works personnel implement the following procedure:

- Sandbag the receiving inlet to prevent additional discharge into the storm sewer system. It may be necessary to sand bag the next downstream inlet.
- Check structures in the immediate and downstream area. If possible, pollutant materials are vacuumed out. The structures are then jetted to dilute and flush the remaining unrecoverable material.
- Clean up may consist of applying “Oil Dry” or sand and then sweeping up the remnant material.
- After containment and cleanup activities have been performed, the Public Works Director shall fill out the *Spill Response Notice* (Appendix 5.20) door hanger and distribute it to adjoining residences/businesses. In residential areas, the hanger

should be provided to residences on both sides of the spill and on both sides of the street.

- Public Works personnel document the location, type of spill and action taken on the *Illicit Discharge Tracking Form* and submit the tracking form to their supervisor. The supervisor or his designee takes the information from the form and transfers it to the *Illicit Discharge Summary Form*.
- If a person is observed causing an illicit discharge, the Building Code Official shall be notified and appropriate citations issued.

#### **Hazardous Spills**

Upon notification or observance of a hazardous illicit discharge, the Public Works Department shall implement the following procedure:

- Call 911 and explain the incident. The Fire Protection District responds.
- The Public Works and/or Police Departments provide emergency traffic control.
- The Fire Protection District evaluates the situation and applies “No Flash” or “Oil Dry” as necessary.
- The Fire Protection District’s existing emergency response procedure, for hazardous spill containment clean-up activities, is followed.
- Public Works personnel document the location, type of spill and action taken on the *Illicit Discharge Tracking Form* and submit the tracking form to their supervisor. The supervisor or his designee takes the information from the form and transfers it to the *Illicit Discharge Summary Form*.

#### **Employee Training**

The United City of Yorkville’s practice is to provide education and training to those employees of its Public Works and Engineering Departments that have stormwater-related responsibilities to ensure that they have the knowledge and skills necessary to perform their functions effectively and efficiently. Employees are encouraged to attend training sessions on topics related to the goals/objectives of the SMPP. Additionally, the Public Works Director will develop an employee training programs with curricula and materials tailored to specific employees. The materials will focus on stormwater pollution prevention measures and practices relating to the maintenance of facilities, infrastructure and properties.

The initial training program will be offered within one year of the acceptance of the SMPP. Copies of training materials will be kept and shared with appropriate new employees as part of their job introduction. The Public Works Director will monitor the potential need for overall refresher material distributions and offer additional training as necessary.

### **3.6A Measurable Goals**

- Maintain records for number curb miles swept each year.
- Maintain records on amount of leaves collected each fall.
- Maintain records on amount of road salt used each winter.
- Maintain records for number of catch basins cleaned.
- Maintain records for amount of herbicides and pesticides used each year.
- Maintain records on type and number of training sessions and employees in attendance.

## **4 Program and Performance Monitoring, Evaluation, & Reporting**

The SMPP represents an organized approach to achieving compliance with the expectations of the NPDES Phase II program for both private and public activities within the United City of Yorkville. Land development and city projects and activities are to comply with the SMPP. Additionally, the city has numerous written and unwritten procedures for various tasks. This SMPP documents and organizes previously existing procedures to create one cohesive program addressing pre-development, construction, and post-development activities, as well as municipal operations.

This chapter describes how the United City of Yorkville will monitor and evaluate the SMPP. As part of the stormwater management program, the city will:

- review its activities
- inspect its facilities
- oversee, guide, and train its personnel
- evaluate the allocation of resources available to implement stormwater quality efforts

This chapter describes how program monitoring, evaluation and reporting will be accomplished.

### **4.1 Performance Milestones**

Previously established ordinances and programs implement many of the anticipated tasks. The following schedule describes general performance expectations.

- Within one year following the acceptance of the SMPP, appropriate employees will receive training regarding the implementation of the SMPP.
- Within one year following the acceptance of the SMPP, items within Chapter 3 will be implemented with the exception of the IDDE program milestones discussed below. Refer to Chapter 2.1 for a description of tasks associated with the implementation of the SMPP.
- Within three years following the acceptance of the SMPP, the Outfall Inspection Procedure will be completed for all pipes identified, during the pre-screening efforts, as having dry weather flow.
- Within five years following the acceptance of the SMPP, tracing and removal procedures will be completed for all sewers identified during the Outfall Inspection Procedure as having illicit discharges.



## **4.2 Program Monitoring and Research**

Currently water quality sampling/monitoring is not required under the NPDES Phase II program. Therefore, monitoring efforts focus on qualitative, not quantitative, examination of stormwater practices. It is anticipated that the USEPA and IEPA programs will evolve to require water quality monitoring and sampling. Future efforts may involve collecting information regarding discharges from outfalls, identifying other sources of pollutants, characterizing the receiving waters, sampling construction site discharges, and identifying the performance of stormwater pollution control measures. The United City of Yorkville will comply with future federal and state mandates regarding stormwater issues.

The United City of Yorkville will consider research conducted by others regarding the effectiveness of various alternative stormwater practices, procedures and technologies. The city will continue to seek innovative stormwater practices and technologies.

## **4.3 Program Evaluation**

The primary mechanism for evaluating the SMPP and ensuring that the field staff has adequate knowledge is supervision by responsible managers. Management personnel include the directors and supervisors of the Public Works and Engineering Departments. Management support tasks include observing and evaluating design, construction, and field personnel as they implement the requirements of the SMPP on both municipal and private projects, and maintenance personnel as they conduct their assigned activities.

The following types of questions/answers are discussed annually between management and field staff.

- Are proper stormwater management practices used in planning, designing and constructing both city and private projects?
- Are efforts to incorporate stormwater practices into maintenance activities effective and efficient?
- Is the training program sufficient?
- Is the SMPP sufficient?
- Are the procedures for implementing the SMPP adequate?

## **5 Appendices**

United City of Yorkville

Ordinance No. 2003-19

**SOIL EROSION AND SEDIMENT CONTROL ORDINANCE FOR  
UNITED CITY OF YORKVILLE, ILLINOIS**

**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF THE  
UNITED CITY OF YORKVILLE**

THIS 11<sup>th</sup> DAY OF March, 2003.

**PUBLISHED IN PAMPHLET FORM BY THE AUTHORITY OF THE MAYOR  
AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE,  
KENDALL COUNTY, ILLINOIS**

THIS 11<sup>th</sup> DAY OF March, 2003

ORDINANCE NO. \_\_\_\_\_

SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE FOR  
UNITED CITY OF YORKVILLE, ILLINOIS

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE  
KENDALL COUNTY, ILLINOIS AS FOLLOWS:

TABLE OF CONTENTS

	<u>Page</u>
100.0 Findings and Purpose.....	2
101.0 Findings.....	2
102.0 Purpose.....	2
200.0 Definitions.....	2
300.0 General Principles .....	5
400.0 Site Development Permit.....	6
401.0 Permit Required .....	6
402.0 Exceptions.....	6
403.0 Application for Permit.....	7
404.0 Submissions.....	7
405.0 Bonds .....	8
406.0 Review and Approval .....	8
407.0 Expiration of Permit.....	9
408.0 Appeals .....	9
409.0 Retention of Plans.....	10
500.0 Design and Operation Standards and Requirements .....	10
501.0 Applicability .....	10
502.0 Responsibility .....	10
503.0 Site Design Requirements .....	10
504.0 Handbooks Adopted by Reference .....	12
505.0 Maintenance of Control Measures .....	12
506.0 Inspection.....	12
507.0 Special Precautions .....	13
508.0 Amendment of Plans.....	13
600.0 Enforcement .....	13
601.0 Appeals .....	13
602.0 Conferences.....	14
603.0 Fees .....	14
604.0 Violations and Penalties.....	14
605.0 Separability .....	14
700.0 Effective Date.....	14

**100.0 Findings and Purpose**

**101.0 Findings:**

The City Council of the City hereby finds that:

- 101.1 Excessive quantities of soil may erode from areas undergoing development for certain non-agricultural uses including but not limited to the construction of dwelling units, commercial buildings and industrial plants, the building of roads and highways, the modification of stream channels and drainage ways, and the creation of recreational facilities;
- 101.2 The washing, blowing, and falling of eroded soil across and upon roadways endangers the health and safety of users thereof, by decreasing vision and reducing traction of road vehicles;
- 101.3 Soil erosion necessitates the costly repairing of gulleys, washed-out fills, and embankments;
- 101.4 Sediment from soil erosion tends to clog sewers and ditches and to pollute and silt rivers, streams, lakes, wetlands, and reservoirs;
- 101.5 Sediment limits the use of water and waterways for most beneficial purposes, promotes the growth of undesirable aquatic weeds, destroys fish and other desirable aquatic life, and is costly and difficult to remove; and
- 101.6 Sediment reduces the channel capacity of waterways and the storage capacity of floodplains and natural depressions, resulting in increased chances of flooding at risk to public health and safety.

**102.0 Purpose:**

The City Council therefore declares that the purpose of this ordinance is to safeguard persons, protect property, prevent damage to the environment, and promote the public welfare by guiding, regulating and controlling the design, construction, use and maintenance of any development or other activity that disturbs or breaks the topsoil or otherwise results in the movement of earth on land situated in the City. It is the intention of this ordinance that the delivery of sediment from sites affected by land disturbing activities be limited, as closely as practicable, to that which would have occurred if the land had been left in its natural undisturbed state.

**200.0 Definitions**

For the purposes of this Ordinance certain terms used herein are defined as set forth below:

**200.1 BUILDING PERMIT:**

A permit issued by the City for the construction, erection or alteration of a structure or building.

**200.2 CERTIFY OR CERTIFICATION:**

Formally attesting that the specific inspections and tests where required have been performed, and that such tests comply with the applicable requirements of this Ordinance.

**200.3 CLEARING:**

Any activity that removes vegetative ground cover.

**200.4 CUBIC YARDS:**

The amount of material in excavation and/or fill measured by the method of "average end areas."

**200.5 EXCAVATION:**

Any act by which organic matter, earth, sand, gravel, rock or any other similar, material is cut into, dug, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.

**200.6 EXISTING GRADE:**

The vertical location of the existing ground surface prior to excavation or filling.

**200.7 FILL:**

Any act by which, earth, sand, gravel, rock or any other material is deposited, placed, replaced, pushed, dumped, pulled, transported or moved by man to a new location and shall include the conditions resulting therefrom.

**200.8 FINAL GRADE:**

The vertical location of the ground or pavement surface after the grading work is completed in accordance with the site development plan.

**200.9 GRADING:**

Excavation or fill or any combination thereof and shall include the conditions resulting from excavation or fill.

**200.10 NATURAL DRAINAGE:**

Channels formed in the existing surface topography of the earth prior to changes made by unnatural causes.

**200.11 PARCEL:**

All contiguous land in one ownership.

**200.12 PERMITTEE:**

Any person to whom a site development permit is issued. This person may also be referred to as the applicant.

**200.13 PERSON:**

Any individual, firm or corporation, public or private, the State of Illinois and its agencies or political subdivisions, and the United States, of America, its agencies and instrumentalities, and any agent, servant, officer or employee of any of the foregoing.

**200.14 REMOVAL:**

Cutting vegetation to the ground or stumps, complete extraction, or killing by spraying.

**200.15 SITE:**

A lot or parcel of land, or a contiguous combination thereof, where grading work is performed as a single unified operation.

**200.16 SITE DEVELOPMENT:**

Altering terrain and/or vegetation and constructing improvements.

**200.17 SITE DEVELOPMENT PERMIT:**

A permit issued by the City for the construction or alteration of ground improvements and structures for the control of erosion, runoff and grading.

**200.18 STREAM:**

Any river, creek, brook, branch, flowage, ravine, or natural or man-made drainage way which has a definite bed and banks or shoreline, in or into which surface or groundwater flows, either perennially or intermittently.

**200.19 STRIPPING:**

Any activity that removes the vegetative surface cover including tree removal, clearing, and storage or removal of topsoil.

**200.20 VACANT LAND:**

Land on which there are no structures or only structures that are secondary to the use or maintenance of the land itself.

**200.21 CITY:**

The United City of Yorkville, Kendall County, Illinois.

**200.22 WETLANDS:**

Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

### **300.0 General Principles**

It is the objective of this ordinance to control soil erosion and sedimentation caused by development activities, including clearing, grading, stripping, excavating, and filling of land, in the city. Measures taken to control soil erosion and offsite sediment runoff should be adequate to assure that sediment is not transported from the site by a storm event of ten-year frequency or less. The following principles shall apply to all development activities within the city and to the preparation of the submissions required under Section 400.0 of this ordinance:

- 300.1 Development should be related to the topography and soils of the site so as to create the least potential for erosion. Areas of steep slopes where high cuts and fills may be required should be avoided wherever possible, and natural contours should be followed as closely as possible.
- 300.2 Natural vegetation should be retained and protected wherever possible. Areas immediately adjacent to natural watercourses, lakes, ponds, and wetlands should be left undisturbed wherever possible. Temporary crossings of watercourses, when permitted, must include appropriate stabilization measures.
- 300.3 Special precautions should be taken to prevent damages resultant from any necessary development activity within or adjacent to any stream, lake, pond, or wetland. Preventative measures should reflect the sensitivity of these areas to erosion and sedimentation.
- 300.4 The smallest practical area of land should be exposed for the shortest practical time during development.
- 300.5 Sediment basins or traps, filter barriers, diversions, and any other appropriate sediment or runoff control measures should be installed prior to site clearing and grading and maintained to remove sediment from run-off waters from land undergoing development.
- 300.6 The selection of erosion and sedimentation control measures should be based on assessment of the probable frequency of climatic and other events likely to contribute to erosion, and on evaluation of the risks, costs, and benefits involved.
- 300.7 In the design of erosion control facilities and practices, aesthetics and the requirements of continuing maintenance should be considered.
- 300.8 Provision should be made to accommodate the increased run-off caused by changed soil and surface conditions during and after development. Drainage ways should be designed so that their final gradients and the resultant velocities and rates of discharge will not create additional erosion onsite or downstream.
- 300.9 Permanent vegetation and structures should be installed and functional as soon as practical during development.
- 300.10 Those areas being converted from agricultural purposes to other land uses should be vegetated with an appropriate protective cover prior to development.
- 300.11 All waste generated as a result of site development activity should be properly disposed of and prevented from being carried off the site by either wind or water.
- 300.12 All construction sites should provide measures to prevent sediment from being tracked onto public or private roadways.



#### **400.0 Site Development Permit**

##### **401.0 Permit Required:**

Except as otherwise provided in this ordinance, no person shall commence or perform any clearing, grading, stripping, excavating, or filling of land that meets the following provisions without having first obtained a site development permit from the City:

401.1 Any land disturbing activity (i.e., clearing, grading, stripping, excavation, fill, or any combination thereof) that will affect an area in excess of 10,000 square feet;

401.2 Any land disturbing activity that will affect an area in excess of 500 square feet if the activity is within 25 feet of a lake, pond, stream, or wetland; or

401.3 Excavation, fill, or any combination thereof that will exceed 100 cubic yards.

##### **402.0 Exceptions:**

A permit shall not be required for any of the following provided that the person responsible for any such development shall implement necessary soil erosion and sediment control measures to satisfy the principles set forth in Section 300.0 of this Ordinance:

402.1 Appurtenant structures on a site in excess of two acres for which a building permit has been issued or excavation below final grade for the basement and footings of a single-family residence;

402.2 Agricultural use of land, including the implementation of conservation measures included in a farm conservation plan approved by the Soil and Water Conservation District, and including the construction of agricultural structures; or

402.3 Installation, renovation, or replacement of a septic system to serve an existing dwelling or structure.

##### **403.0 Application for Permit:**

Application for a site development permit shall be made by the owner of the property or his authorized agent to the (permitting authority) on a form furnished for that purpose. Each application shall bear the name(s) and address (es) of the owner or developer of the site and of any consulting firm retained by the applicant together with the name of the applicant's principal contact at such firm, and shall be accompanied by an application fee of \$100.00. Each application shall include certification that any land clearing, construction, or development involving the movement of earth shall be in accordance with the plans approved upon issuance of the permit.

##### **403.1 Submissions:**

Each application for a site development permit shall be accompanied by the following information:

404.1 A vicinity map in sufficient detail to enable easy location in the field of the site for which the permit is sought, and including the boundary line and approximate acreage of the site, existing zoning, and a legend and scale.

404.2 A development plan of the site showing:

- a. Existing topography of the site and adjacent land within approximately 100 feet of the boundaries, drawn at no greater than one-foot contour intervals and clearly portraying the conformation and drainage pattern of the area;
- b. The location of existing buildings, structures, utilities, streams, lakes, floodplains, wetlands and depressions, drainage facilities, vegetative cover, paved areas, and other significant natural or man-made features on the site and adjacent land within 100 feet of the boundary;
- c. A general description of the predominant soil types on the site, their location, and their limitations for the proposed use; and
- d. Proposed use of the site, including present development and planned utilization; areas of clearing, stripping, grading, excavation, and filling; proposed contours, finished grades, and street profiles; provisions for storm drainage, including storm sewers, swales, detention basins and any other measures to control the rate of runoff, with a drainage area map, indications of flow directions, and computations; kinds and locations of utilities; and areas and acreages proposed to be paved, covered, sodded, seeded, vegetatively stabilized, or left undisturbed.

404.3 An erosion and sediment control plan showing all measures necessary to meet the objectives of this ordinance throughout all phases of construction and permanently after completion of development of the site, including:

- a. Location and description, including standard details, of all sediment control measures and design specifics of sediment basins and traps, including outlet details;
- b. Location and description of all soil stabilization and erosion control measures, including seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application, kind and quantity of mulching for both temporary and permanent vegetative control measures, and types of non-vegetative stabilization measures;
- c. Location and description of all runoff control measures, including diversions, waterways, and outlets;
- d. Location and description of methods to prevent tracking of sediment offsite, including construction entrance details, as appropriate;
- e. Description of dust and traffic control measures;
- f. Locations of stockpiles and description of stabilization methods;
- g. Description of off-site fill or borrow volumes, locations, and methods of stabilization;
- h. Provisions for maintenance of control measures, including type and frequency of maintenance, easements, and estimates of the cost of maintenance; and
- i. Identification (name, address, and telephone) of the person(s) or entity which will have legal responsibility for maintenance of erosion control structures and measures during development and after development is completed.

- 404.4 The erosion and sediment control plan shall also show proposed phasing of development of the site, including stripping and clearing, rough grading, construction, final grading, and landscaping. Phasing should identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, and the sequence of installation of temporary sediment control measures (including perimeter controls), clearing and grading, installation of temporary soil stabilization measures, installation of storm drainage, paving of streets and parking areas, final grading and the establishment of permanent vegetative cover, and the removal of temporary measures. It shall be the responsibility of the applicant to notify the city engineer of any significant changes that may occur in the site development schedule after the initial erosion and sediment control plan has been approved.

These submissions shall be prepared in accordance with the requirements of this ordinance and the standards and requirements contained in "Standards and Specifications for Soil Erosion and Sediment Control" (the Yellow Book) published by the Illinois Environmental Protection Agency and the "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control" (the Green Book) prepared by the Northeastern Illinois Soil Erosion and Sedimentation Control Steering Committee and adopted by the Kendall County Soil and Water Conservation District, which standards and requirements are hereby incorporated into this ordinance by reference.

The city engineer may waive specific requirements for the content of submissions upon finding that the information submitted is sufficient to show that the work will comply with the objectives and principles of this ordinance.

405.0 Bonds:

The applicant is required to file with the City a faithful performance bond or bonds, letter of credit, or other improvement security satisfactory to the city attorney in an amount deemed sufficient by the city engineer to cover all costs of improvements, landscaping, maintenance of improvements and landscaping, and soil erosion and sediment control measures for such period as specified by the City, and engineering and inspection costs to cover the cost of failure or repair of improvements installed on the site.

406.0 Review and Approval:

Each application for a site development permit shall be reviewed and acted upon according to the following procedures.

- 406.1 The City engineer will review each application for a site development permit to determine its conformance with the provisions of this ordinance. The City engineer may also refer any application to the Kendall County Soil and Water Conservation District and/or any other local government or public agency within whose jurisdiction the site is located for review and comment. Within thirty (30) days after receiving an application, the City Engineer shall in writing:
- a. Approve the permit application if it is found to be in conformance with the provisions of this ordinance, and issue the permit;
  - b. Approve the permit application subject to such reasonable conditions as may be necessary to secure substantially the objectives of this ordinance, and issue the permit subject to these conditions; or
  - c. Disapprove the permit application, indicating the deficiencies and the procedure for submitting a revised application and/or submission.

406.2 No site development permit shall be issued for an intended development site unless:

- a. The development, including but not limited to, subdivisions and planned unit development, has been approved by the City where applicable;
- b. Such permit is accompanied by or combined with a valid building permit issued by the City if required or applicable;
- c. The proposed earth moving is coordinated with any overall development program previously approved by the City for the area in which the site is situated; and
- d. All relevant federal and state permits (i.e., for floodplains and wetlands) have been received for the portion of the site subject to soil disturbance.

406.3 Failure of the city engineer to act on an original or revised application within thirty (30) days of receipt shall authorize the applicant to proceed in accordance with the plans as filed unless such time is extended by agreement between the (permitting authority) and the applicant. Pending preparation and approval of a revised plan, development activities shall be allowed to proceed in accordance with conditions established by the city engineer.

407.0 Expiration of Permit:

Every site development permit shall expire and become null and void if the work authorized by such permit has not been commenced within one hundred and eighty (180) days, or is not completed by a date which shall be specified in the permit; except that the city engineer may, if the permittee presents satisfactory evidence that unusual difficulties have prevented work being commenced or completed within the specified time limits, grant a reasonable extension of time if written application is made before the expiration date of the permit. The city engineer may require modification of the erosion control plan to prevent any increase in erosion or offsite sediment runoff resulting from any extension.

408.0 Appeals:

Any applicant may appeal any decision of the city engineer to the City Council, provided that no such appeal shall be considered until and unless the applicant has requested a conference with the city engineer (not a subordinate of the city engineer) and either the conference has been held or the city engineer has not scheduled a conference.

409.0 Retention of Plans:

Plans, specifications, and reports for all site developments shall be retained in original form or on microfilm by the City.

#### 500.0 Design and Operation Standards and Requirements

501.0 Applicability:

All clearing, grading, stripping, excavating, and filling which is subject to the permit requirements of this ordinance shall be subject to the applicable standards and requirements set forth in this Section 500.0.

502.0 Responsibility:

The permittee shall not be relieved of responsibility for damage to persons or property otherwise imposed by law, and the City or its officers or agents will not be made liable for such damage, by (1) the issuance of a permit under this ordinance, (2) compliance with the provisions of that permit or with conditions attached to it by the city engineer, (3) failure of City officials to observe or recognize hazardous or unsightly conditions, (4) failure of City officials to recommend denial of or to deny a permit, or (5) exemptions from the permit requirements of this ordinance.

503.0 Site Design Requirements

503.1 On-site sediment control measures, as specified by the following criteria, shall be constructed and functional prior to initiating clearing, grading, stripping, excavating or fill activities on the site:

- a. For disturbed areas draining less than 1 acre, filter barriers (including filter fences, straw bales, or equivalent control measures) shall be constructed to control all offsite runoff as specified in referenced handbooks. Vegetated filter strips, with a minimum width of 25 feet, may be used as an alternative only where runoff in sheet flow is expected;
- b. For disturbed areas draining more than 1 but less than 5 acres, a sediment trap or equivalent control measure shall be constructed at the downslope point of the disturbed area;
- c. For disturbed areas draining more than 5 acres, a sediment basin or equivalent control measure shall be constructed at the downslope point of the disturbed area;
- d. Sediment basins and sediment traps designs shall provide for both detention storage and sediment storage. The detention storage shall be composed of equal volumes of "wet" detention storage and "dry" detention storage and each shall be sized for the 2-year, 24-hour runoff from the site under maximum runoff conditions during construction. The release rate of the basin shall be that rate required to achieve minimum detention times of at least 10 hours. The elevation of the outlet structure shall be placed such that it only drains the dry detention storage; and
- e. The sediment storage shall be sized to store the estimated sediment load generated from the site over the duration of the construction period with a minimum storage equivalent to the volume of sediment generated in one year. For construction periods exceeding 1 year, the 1-year sediment load and a sediment removal schedule may be substituted.

503.2 Stormwater conveyance channels, including ditches, swales, and diversions, and the outlets of all channels and pipes shall be designed and constructed to withstand the expected flow velocity from the 10-year frequency storm without erosion. All constructed or modified channels shall be stabilized within 48 hours, consistent with the following standards:

- a. For grades up to 4 percent, seeding in combination with mulch, erosion blanket, or an equivalent control measure shall be applied. Sod or erosion blanket or mat shall be applied to the bottom of the channel.
- b. For grades of 4 to 8 percent, sod or an equivalent control measure shall be applied in the channel.
- c. For grades greater than 8 percent, rock, riprap, or an equivalent control measure shall be applied, or the grade shall be effectively reduced using drop structures.

- 503.3 Disturbed areas shall be stabilized with temporary or permanent measures within 7 calendar days following the end of active disturbance, or redisturbance, consistent with the following criteria:
- Appropriate temporary or permanent stabilization measures shall include seeding, mulching, sodding, and/or non-vegetative measures, and
  - Areas having slopes greater than 12 percent shall be stabilized with sod, mat or blanket in combination with seeding, or equivalent.
- 503.4 Land disturbance activities in stream channels shall be avoided, where possible. If disturbance activities are unavoidable, the following requirements shall be met:
- Construction vehicles shall be kept out of the stream channel to the maximum extent practicable. Where construction crossings are necessary, temporary crossings shall be constructed of non-erosive material, such as riprap or gravel;
  - The time and area of disturbance of stream channels shall be kept to a minimum. The stream channel, including bed and banks, shall be restabilized within 48 hours after channel disturbance is completed, interrupted, or stopped; and
  - Whenever channel relocation is necessary, the new channel shall be constructed in the dry and fully stabilized before flow is diverted.
- 503.5 Storm sewer inlets and culverts shall be protected by sediment traps or filter barriers meeting accepted design standards and specifications.
- 503.6 Soil storage piles containing more than 10 cubic yards of material shall not be located with a downslope drainage length of less than 25 feet to a roadway or drainage channel. Filter barriers, including straw bales, filter fence, or equivalent, shall be installed immediately on the downslope side of the piles.
- 503.7 If de-watering devices are used, discharge locations shall be protected from erosion. All pumped discharges shall be routed through appropriately designed sediment traps, basins, or equivalent.
- 503.8 Each site shall have graveled (or equivalent) entrance roads, access drives, and parking areas of sufficient length and width to prevent sediment from being tracked onto public or private roadways. Any sediment reaching a public or private road shall be removed by shoveling or street cleaning (not flushing) before the end of each workday and transported to a controlled sediment disposal area.
- 503.9 All temporary and permanent erosion and sediment control practices must be maintained and repaired as needed to assure effective performance of their intended function.
- 503.10 All temporary erosion and sediment control measures shall be disposed of within 30 days after final site stabilization is achieved with permanent soil stabilization measures. Trapped sediment and other disturbed soils resulting from the disposition of temporary measures should be permanently stabilized to prevent further erosion and sedimentation.
- 504.0 Handbooks Adopted by Reference:

The standards and specifications contained in "Standards and Specifications for Soil Erosion and Sediment Control" (the Yellow Book) and the "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control" (the Green Book) cited in Section 400.0, are hereby incorporated into this Section 500.0 and made a part hereof by reference for the purpose of delineating procedures and methods of operation under site development and erosion and sedimentation control plans approved under Section 400.0. In the event of conflict between provisions of said manuals and of this ordinance, the ordinance shall govern.



**505.0 Maintenance of Control Measures:**

All soil erosion and sediment control measures necessary to meet the requirements of this ordinance shall be maintained periodically by the applicant or subsequent landowner during the period of land disturbance and development of the site in a satisfactory manner to ensure adequate performance.

**506.0 Inspection:**

The (permitting authority) shall make inspections as hereinafter required and shall either approve that portion of the work completed or shall notify the permittee wherein the work fails to comply with the site development or erosion and sedimentation control plan as approved. Plans for grading, stripping, excavating, and filling work bearing the stamp of approval of the (permitting authority) shall be maintained at the site during progress of the work. In order to obtain inspections and to ensure compliance with the approved erosion and sediment control plan, the grading or building permit, and this Ordinance, the permittee shall notify the (permitting authority) within two (2) working days of the completion of the construction stages specified below:

1. Upon completion of installation of sediment and runoff control measures (including perimeter controls and diversions), prior to proceeding with any other earth disturbance or grading,
2. After stripping and clearing,
3. After rough grading,
4. After final grading,
5. After seeding and landscaping deadlines, and
6. After final stabilization and landscaping, prior to removal of sediment controls.

If stripping, clearing, grading and/or landscaping are to be done in phases or areas, the permittee shall give notice and request inspection at the completion of each of the above work stages in each phase or area. If an inspection is not made and notification of the results given within five working days after notice is received by the City from the permittee, the permittee may continue work at his/her own risk, without presuming acceptance by the (village). Notification of the results of the inspection shall be given in writing at the site.

**507.0 Special Precautions:**

- 507.1 If at any stage of the grading of any development site the (permitting authority) determines by inspection that the nature of the site is such that further work authorized by an existing permit is likely to imperil any property, public way, stream, lake, wetland, or drainage structure, the (permitting authority) may require, as a condition of allowing the work to be done, that such reasonable special precautions to be taken as is considered advisable to avoid the likelihood of such peril. "Special precautions" may include, but shall not be limited to, a more level exposed slope, construction of additional drainage facilities, berms, terracing, compaction, or cribbing, installation of plant materials for erosion control, and recommendations of a registered soils engineer and/or engineering geologist which may be made requirements for further work.

507.2 Where it appears that storm damage may result because the grading on any development site is not complete, work may be stopped and the permittee required to install temporary structures or take such other measures as may be required to protect adjoining property or the public safety. On large developments or where unusual site conditions prevail, the (permitting authority) may specify the time of starting grading and time of completion or may require that the operations be conducted in specific stages so as to insure completion of protective measures or devices prior to the advent of seasonal rains.

508.0 Amendment of Plans:

Major amendments of the site development or erosion and sedimentation control plans shall be submitted to the city engineer and shall be processed and approved or disapproved in the same manner as the original plans. Field modifications of a minor nature may be authorized by the city engineer by written authorization to the permittee.

600.0 Enforcement

The administration and enforcement of this ordinance shall be the responsibility of the United City of Yorkville or their authorized representative.

601.0 Appeals:

Any applicant may appeal any decision of the city engineer to the City Council, provided that no such appeal shall be considered until and unless the applicant has requested a conference with the city engineer (not a subordinate of the city engineer) and either the conference has been held or the city engineer has not scheduled a conference.

602.0 Conferences:

At any time an applicant may ask for a conference with the city engineer concerning any application under this ordinance, and the city engineer will meet with the applicant to discuss the matter. If an applicant has been dealing with any person working under the supervision of the city engineer, at the applicant's request the city engineer (and not a subordinate) will hold a conference with the applicant.

603.0 Fees:

Engineering review, legal, and construction observation fees are the responsibility of the applicant. An Application fee of \$100.00 is required, as is a cash deposit in the amount of \$1000.00 prior to the initiation of review, and will be subject to adjustment after the initial review based upon actual consultant and staff review costs incurred by the City.

604.0 Violations and Penalties:

No person shall construct, enlarge, alter, repair, or maintain any grading, excavation or fill, or cause the same to be done, contrary to or in violation of any terms of this ordinance. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and each day during which any violation of any of the provisions of this ordinance is committed, continued, or permitted shall constitute a separate offense. Upon conviction of any such violation, such person, partnership, or corporation shall be punished by a fine of not more than (\$500) for each offense. In addition to any other penalty authorized by this section, any person, partnership, or corporation convicted of violating any of the provisions of this ordinance shall be required to restore the site to the condition existing prior to commission of the violation, or to bear the expense of such restoration.



605.0 Separability:

The provisions and sections of this ordinance shall be deemed to be separable, and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.


700.0 Effective Date

This ordinance shall be in full force and effect from and after its passage and approval and publication, as required by law.

MIKE ANDERSON absent  
VALERIE BURD yes  
LARRY KOT yes  
ROSE SPEARS yes

JOSEPH BESCO yes  
PAUL JAMES yes  
MARTY MUNNS yes  
RICHARD STICKA yes

Passed by the City Council of the United City of Yorkville, Illinois this 11 day of March, 2003.

Attest:   
City Clerk

APPROVED by me this 11 day of March, 2003.

  
Mayor

ATTESTED and FILED in my office this 11 day of March, 2003.

  
City Clerk

ORDINANCE \_\_\_\_\_  
SOIL EROSION & SEDIMENTATION CONTROL ORDINANCE

UNITED CITY OF YORKVILLE  
SITE DEVELOPMENT PERMIT APPLICATION

United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois 60560

OFFICE USE ONLY

Date Received: \_\_\_\_\_  
ENG Concurrence: \_\_\_\_\_  
Approved By: \_\_\_\_\_  
Date Approved: \_\_\_\_\_  
Permit Number: \_\_\_\_\_

INDICATE TYPE OF SITE IMPROVEMENT:

\_\_\_\_\_ Subdivision \_\_\_\_\_ Fill & Grading  
\_\_\_\_\_ Pond \_\_\_\_\_ Dredging  
\_\_\_\_\_ Other: \_\_\_\_\_

\_\_\_\_\_, Being duly sworn upon his oath, in application for a Permit  
(Applicant)  
from The United City of Yorkville, Deposits and Says:

OWNER'S NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

APPLICANT'S NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

ENGINEER'S NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

CONTRACTOR'S NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

MAINTENANCE PERSON'S NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

SITE DEVELOPMENT PLAN:

1. Prepare a site development plan in accordance with Section 404.0 (Submissions) and Section 500.0 (Design and Operation Standards and Requirements) of the Soil Erosion and Sediment Control Ordinance.
2. Attach the legal description of the proposed site on a separate page.
3. COMPLETE THE FOLLOWING INFORMATION:

A. Starting date: \_\_\_\_\_ Anticipated completion date: \_\_\_\_\_  
B. Acreage of site: \_\_\_\_\_ Acreage of project: \_\_\_\_\_  
C. Date of seeding: \_\_\_\_\_  
D. Total area filled or excavated: \_\_\_\_\_ Cubic yards of fill: \_\_\_\_\_  
E. Max. depth of fill or excavation: \_\_\_\_\_ Type of fill: \_\_\_\_\_  
F. Presence of: Wetlands \_\_\_\_\_ Floodplains \_\_\_\_\_ Woodlands \_\_\_\_\_  
G. Water supply for pond: Surface runoff \_\_\_\_\_ Ground water \_\_\_\_\_  
H. Additional Information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date



## United City of Yorkville

*County Seat of Kendall County*

800 Game Farm Road

Yorkville, Illinois 60560

Phone: 630-553-4350

Fax: 630-553-7575

### CONTRACTOR CERTIFICATION STATEMENT

This certification statement is a part of the Storm Water Pollution Prevention Plan for the project described below, in accordance with NPDES Permit No. ILR10, issued by the Illinois Environmental Protection Agency on May 14, 1998.

#### Project Information:

Route \_\_\_\_\_ Marked \_\_\_\_\_

Section \_\_\_\_\_ Project No. \_\_\_\_\_

County \_\_\_\_\_

I certify under penalty of law that I understand the terms of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR 10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

\_\_\_\_\_  
Signature Date

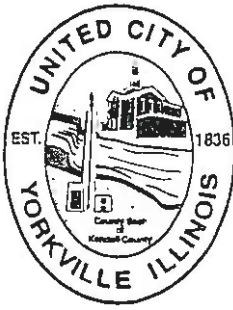
\_\_\_\_\_  
Title

\_\_\_\_\_  
Name of Firm

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number



# United City of Yorkville

County Seat of Kendall County

800 Game Farm Road

Yorkville, Illinois 60560

Phone: 630-553-4350

Fax: 630-553-7575

## NPDES / EROSION CONTROL INSPECTION REPORT

Date of Inspection: \_\_\_\_\_ Project: \_\_\_\_\_  
Name of Inspector: \_\_\_\_\_  
Type of Inspection: Weekly \_\_\_\_\_ > 0.5" Precip. \_\_\_\_\_  
Contractor: \_\_\_\_\_  
Subs: \_\_\_\_\_

Are all of the temporary and permanent controls contained in the pollution prevention (erosion control) plan or as directed by the engineer in place? ☐ YES ☐ NO

If no, why not? \_\_\_\_\_  
\_\_\_\_\_

Are the temporary and permanent erosion and sediment controls that have been installed operating correctly? ☐ YES ☐ NO

If no, what additional controls or adjustments is the contractor hereby directed to install or perform? \_\_\_\_\_  
\_\_\_\_\_

Are the erosion and sediment controls being properly maintained? ☐ YES ☐ NO

If no, what maintenance is the contractor hereby directed to perform? \_\_\_\_\_  
\_\_\_\_\_

Is there tracking of sediment from locations where vehicles enter and leave the project?

☐ YES ☐ NO If yes, describe the location (s) and the actions the contractor is hereby directed to perform. \_\_\_\_\_  
\_\_\_\_\_

Have the additional controls, adjustments or maintenance directed as a result of the last inspection been implemented within seven calendar days? ☐ YES ☐ NO If no, the contractor is hereby notified that no further work activity will be permitted to take place until the needed corrective measures have been taken.

Other comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Inspector Signature

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY  
NOTICE OF INTENT (NOI)  
GENERAL PERMIT TO DISCHARGE STORM WATER  
CONSTRUCTION SITE ACTIVITIES

OWNER INFORMATION

NAME:	LAST FIRST MI (SEE INSTRUCTIONS)				OWNER TYPE: (SELECT ONE AND TYPE "X")		
Mailing Address:					<input type="checkbox"/> PRIVATE <input type="checkbox"/> COUNTY <input type="checkbox"/> STATE		
CITY:		ST:		ZIP:		<input type="checkbox"/> CITY <input type="checkbox"/> SPECIAL DISTRICT	
CONTACT PERSON:					<input type="checkbox"/> FEDERAL		
TELEPHONE NUMBER:					AREA CODE	NUMBER	

CONTRACTOR INFORMATION

NAME	LAST FIRST MI (SEE INSTRUCTIONS)				TELEPHONE NUMBER:		AREA CODE	NUMBER
Mailing Address:					CITY:		ST:	
				ZIP:				

CONSTRUCTION SITE INFORMATION

SELECT ONE:	<input type="checkbox"/> EXISTING SITE <input type="checkbox"/> NEW SITE <input type="checkbox"/> CHANGE OF INFORMATION			GENERAL NPDES PERMIT NO.		I	L	R	1	0				
FACILITY NAME:					OTHER NPDES PERMIT NUMBERS:									
FACILITY ADDRESS:					TELEPHONE NUMBER:		AREA CODE		NUMBER					
CITY:		ST:	IL	ZIP:		LATITUDE:	DEG. MIN. SEC.		LONGITUDE:		DEG. MIN. SEC.			
COUNTY:			SECTION:			TOWNSHIP:			RANGE:					
START OF CONSTRUCTION DATE:	MM/DD/YY		END OF CONSTRUCTION DATE:		MM/DD/YY		TOTAL SIZE OF CONSTRUCTION SITE IN ACRES:							

TYPE OF CONSTRUCTION (TYPE "X" FOR ALL THAT APPLY)

<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> RECONSTRUCTION	<input type="checkbox"/> TRANSPORTATION	<input type="checkbox"/> OTHER
--------------------------------------	-------------------------------------	-------------------------------------	---	---	--------------------------------

HISTORIC PRESERVATION AND ENDANGERED SPECIES COMPLIANCE (OPTIONAL)

HAS THIS PROJECT SATISFIED APPLICABLE REQUIREMENTS FOR COMPLIANCE WITH ILLINOIS LAW ON:	
HISTORIC PRESERVATION	<input type="checkbox"/> YES <input type="checkbox"/> NO, AND
ENDANGERED SPECIES	<input type="checkbox"/> YES <input type="checkbox"/> NO?

I certify under penalty of law that this document and all attachments were prepared under my direction and supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage this system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. In addition, I certify that the provisions of the permit, including the development and implementation of a storm water pollution prevention plan and a monitoring program plan, will be complied with.

OWNER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

MAIL COMPLETED FORM TO:

(DO NOT SUBMIT ADDITIONAL  
DOCUMENTATION UNLESS  
REQUESTED)

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY  
DIVISION OF WATER POLLUTION CONTROL  
ATTN: PERMIT SECTION  
POST OFFICE BOX 19276  
SPRINGFIELD, Illinois 62794-9276

FOR OFFICE USE ONLY

LOG:
PERMIT: ILR00
DATE:

Information required by this form must be provided to comply with 415 ILCS 5/39(1996). Failure to do so may prevent this form from being processed and could result in your application being denied. This form has been approved by the Forms Management Center.

## GUIDELINES FOR COMPLETION OF NOTICE OF INTENT (NOI) FORM

Please adhere to the following guidelines to allow automated forms processing using Optical Character Recognition (OCR) technology.

- Submit original forms. Do not submit photocopies. Original forms can be obtained from:

Illinois Environmental Protection Agency  
Division of Water Pollution Control  
Permits Section  
2200 Churchill Road  
P.O. Box 19276  
Springfield, IL 62794-9276  
or call (217)782-0610

- Reports must be typed and signed. Do not staple.
- Center your information by typing within the allocated areas avoiding all lines which border the areas.
- Provide only one line of type per allocated area.
- Replace typewriter ribbons and clean as necessary to avoid smeared, faint or illegible characters.
- Use the formats given in the following examples for correct form completion.

	<u>EXAMPLE</u>	<u>FORMAT</u>
NAME:	Smith John C	Last First Middle Initial
	Taylor T J Mfg Co	Surname First (or initials) and remainder
	LJ Trucking Co	Initials and remainder
DATE:	06/30/92	Month/day/year
SECTION:	12	1 or 2 numerical digits
TOWNSHIP:	12N	1 or 2 numerical digits followed by "N" or "S"
RANGE:	12W	1 or 2 numerical digits followed by "E" or "W"
AREA CODE:	217	3 numerical digits
TELEPHONE NUMBER:	782-0610	3 numerical digits followed by a hyphen and 4 more numerical digits
ZIP CODE:	62546	5 numerical digits only



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY  
CONSTRUCTION SITE STORM WATER DISCHARGE  
INCIDENCE OF NON-COMPLIANCE (ION)

IMPORTANT: FORM MUST BE TYPED TO ENABLE AUTOMATED OPTICAL PROCESSING.  
SUBMIT ORIGINAL FORM - DO NOT SUBMIT PHOTOCOPY

PERMITTEE NAME:	LAST		FIRST		MI.		(SEE INSTRUCTIONS)															
STREET:					CITY:					ST:		ZIP:										
CONSTRUCTION SITE NAME:																						
COUNTY:					SECTION:					TOWNSHIP:					RANGE:							
NPOCS PERMIT NUMBER:	I	L	R	1	0																	
TELEPHONE NUMBER:					AREA CODE					NUMBER					LATITUDE: DEGREES 16 SECONDS	DEG.	MIN.	SEC.	LONGITUDE: DEGREES 16 SECONDS	DEG.	MIN.	SEC.
DATE(S) OF NON- COMPLIANCE:																						

CAUSE OF NON-COMPLIANCE

--

ACTIONS TAKEN TO PREVENT ANY FURTHER NON-COMPLIANCE

--

ENVIRONMENTAL IMPACT RESULTING FROM THE NON-COMPLIANCE

--

ACTIONS TAKEN TO REDUCE THE ENVIRONMENTAL IMPACT RESULTING FROM THE NON-COMPLIANCE

--

Signature: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Return completed form to:

Illinois Environmental Protection Agency  
Division of Water Pollution Control  
Compliance Assurance Section #19  
2200 Churchhill Road  
P.O. Box 19276  
Springfield, IL 62794-9276

FOR OFFICE USE ONLY

LOG	
PERMIT	ILR10
DATE	

## GUIDELINES FOR COMPLETION OF INCIDENCE OF NON-COMPLIANCE (ION) FORM

Complete and submit this form for any violation of the Storm Water Pollution Prevention Plan observed during any inspection conducted, including those not required by the Plan. Please adhere to the following guidelines to allow automated forms processing using Optical Character Recognition (OCR) technology:

- Submit original forms. Do not submit photocopies. Original forms can be obtained from:

Illinois Environmental Protection Agency  
Division of Water Pollution Control  
Permits Section  
2200 Churchill Road  
P.O. Box 19276  
Springfield, IL 62794-9276  
or call (217) 782-0610

- Reports must be typed and signed. Do not staple.
- Center your information by typing within the allocated areas avoiding all lines which border the areas.
- Provide only one line of type per allocated area unless you are describing the cause of non-compliance, environmental impact, or action taken.
- Replace typewriter ribbons and clean as necessary to avoid smeared, faint or illegible characters.
- Use the formats given in the following examples for correct form completion.

	<u>EXAMPLE</u>	<u>FORMAT</u>
NAME:	Smith John C	Last First Middle Initial
	Taylor T J Mfg Co	Surname First (or initials) and remainder
	LJ Trucking Co	Initials and remainder
DATE:	06/30/92	Month/day/year
SECTION:	12	1 or 2 numerical digits
TOWNSHIP:	12N	1 or 2 numerical digits followed by "N" or "S"
RANGE:	12W	1 or 2 numerical digits followed by "E" or "W"
AREA CODE:	217	3 numerical digits
TELEPHONE NUMBER:	782-0610	3 numerical digits followed by a hyphen and 4 more numerical digits





## ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

NOTICE OF TERMINATION (NOT)  
OF COVERAGE UNDER THE NPDES GENERAL PERMIT  
FOR STORM WATER DISCHARGES

## OWNER INFORMATION

NAME: LAST FIRST MI. (SEE INSTRUCTIONS)		OWNER TYPE: (SELECT ONE AND TYPE "X")	
		<input type="checkbox"/> PRIVATE	<input type="checkbox"/> COUNTY <input type="checkbox"/> STATE
MAILING ADDRESS:		<input type="checkbox"/> CITY	<input type="checkbox"/> SPECIAL DISTRICT
CITY:	ST:	ZIP:	
CONTACT PERSON:		TELEPHONE NUMBER:	AREA CODE NUMBER

## CONTRACTOR INFORMATION

NAME: LAST FIRST MI. (SEE INSTRUCTIONS)		TELEPHONE NUMBER:	AREA CODE	NUMBER
MAILING ADDRESS:	CITY:	ST:	ZIP:	

## CONSTRUCTION SITE INFORMATION

FACILITY NAME:	NPDES STORM WATER GENERAL PERMIT NUMBER: ILR10	
MAILING ADDRESS:		
CITY:	ST: IL	ZIP:
	LATITUDE (NEAREST 15 SECONDS):	DEG. MIN. SEC. LONGITUDE (NEAREST 15 SECONDS): DEG. MIN. SEC.
COUNTY:	SECTION:	TOWNSHIP: RANGE:

I certify under penalty of law that disturbed soils at the identified facility have been finally stabilized or that all storm water discharges associated with industrial activity from the identified facility that are authorized by an NPDES general permit have otherwise been eliminated. I understand that by submitting this notice of termination, that I am no longer authorized to discharge storm water associated with industrial activity by the general permit, and that discharging pollutants in storm water associated with industrial activity to Waters of the State is unlawful under the Environmental Protection Act and the Clean Water Act where the discharge is not authorized by an NPDES permit.

OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

MAIL COMPLETED FORM TO:

(DO NOT SUBMIT ADDITIONAL  
DOCUMENTATION UNLESS  
REQUESTED)ILLINOIS ENVIRONMENTAL PROTECTION AGENCY  
DIVISION OF WATER POLLUTION CONTROL  
ATTN: PERMIT SECTION  
2200 CHURCHILL ROAD  
POST OFFICE BOX 19278  
SPRINGFIELD, IL 62794-9276

FOR OFFICE USE ONLY

LOG	
PERMIT	ILR10
DATE	

# GUIDELINES FOR COMPLETION OF NOTICE OF TERMINATION (NOT) FORM

Please adhere to the following guidelines to allow automated forms processing using Optical Character Recognition (OCR) technology.

- Submit original forms. Do not submit photocopies. Original forms can be obtained from:

Illinois Environmental Protection Agency  
Division of Water Pollution Control  
Permits Section  
2200 Churchill Road  
P.O. Box 19276  
Springfield, IL 62794-9276  
or call (217)782-0610

- Reports must be typed and signed. Do not staple.
- Center your information by typing within the allocated areas avoiding all lines which border the areas.
- Provide only one line of type per allocated area.
- Replace typewriter ribbons and clean as necessary to avoid smeared, faint or illegible characters.
- Use the formats given in the following examples for correct form completion.

	<u>EXAMPLE</u>	<u>FORMAT</u>
NAME:	Smith John C	Last First Middle Initial
	Taylor T J Mfg Co	Surname First (or initials) and remainder
	LJ Trucking Co	Initials and remainder
SECTION:	12	1 or 2 numerical digits
TOWNSHIP:	12N	1 or 2 numerical digits followed by "N" or "S"
RANGE:	12W	1 or 2 numerical digits followed by "E" or "W"
AREA CODE:	217	3 numerical digits
TELEPHONE NUMBER:	782-0610	3 numerical digits followed by a hyphen and 4 more numerical digits
ZIP CODE:	62546	5 numerical digits only

RESOLUTION FOR THE  
UNITED CITY OF YORKVILLE  
STANDARD SPECIFICATIONS FOR IMPROVEMENTS

Resolution No. 2004-39

These Standards apply to all infrastructure improvements, and may be modified as needed upon the advice of the City Engineer for special identified situations or conditions. All contractors shall give the City Engineer's office a minimum 48-hour notice of all work and of all required approvals. Failure to obtain these required approvals will require extensive testing, removal and replacement, and a ban for a minimum of one year, from working on the City's right-of-way. Subdividers that have been unfaithful in previous City agreements or developments, or who owe the City payments, will not be allowed to have work performed for them within the public right-of-way. Resident engineering inspection shall be provided through the City Engineer's office, and all such costs shall be charged to the developer by the United City of Yorkville. Required written approvals will not be given until outstanding bills are paid in full. The developer's improvement Letter of Credit or other subdivision securities will also be liable for all such costs. The developer shall be responsible for layout and staking engineering, as well as for record drawings by a registered Professional Engineer. These Specifications for Improvements shall become a part of each and every project approved by the United City of Yorkville, and no other specifications will take precedence.

All improvements included in the United City of Yorkville's Standard Specifications for Improvements, unless noted herein, shall conform to the latest editions of the State of Illinois "Standard Specifications for Road and Bridge Construction", the "Manual on Uniform Traffic Control Devices", and all amendments thereto. These documents shall be considered as included within the City of Yorkville Standard Specifications for Improvements, and in the case of a conflict of requirements, the most stringent shall apply.

Prior to starting construction of any project, the developer shall attend a pre-construction meeting and bring a representative from each contractor, a list of all contact persons that can be reached at any time, and a complete schedule of all work to be performed.

No work is to start until the City Engineer and the City Administrator have approved the engineering plans, and the pre-construction meeting has been held. The City Engineer must approve any changes to the approved plans in writing. The City Engineer or a representative will, upon discovery of improper material or installation practices, issue a written document to the contractor, stating that failure to stop and correct such deficiencies will result in the City's refusal to accept such improvements or to issue any further building permits, or to perform required inspections.

The subdivider shall obtain and keep in force insurance coverage for Worker's Compensation, and Employer's Liability, Commercial General Liability, Commercial Automobile Liability, and Umbrella Liability, as described in IDOT's "Standard Specifications for Road and Bridge Construction". The United City of Yorkville shall be named as an additional insured. The insurance coverage shall remain in effect until the City accepts the entire development.

The City will not consider acceptance of the public improvements in a development until it is at least fifty (50) percent built out, or three years after the roadway binder course is paved, whichever is sooner.

Blasting will not be allowed.

September 27, 2004

## ROADS

All roadways shall conform to the Illinois Department of Transportation (hereinafter termed IDOT) "Standard Specifications for Road and Bridge Construction", unless modified herein. Horizontal and vertical geometric for right-of-ways and roadways shall conform to the City Standards, listed in Figure 2.

Surface course must not be placed until at least seventy- (70%) percent of the adjacent, private improvements are in place. However, in no case shall the surface course be placed until the binder course has been in place for at least one full winter season. In no case shall the surface course be delayed more than three (3) years after the binder course has been installed.

The subgrade shall be graded and compacted to a hard, uniform surface, matching the slopes of the surface course. It shall have no rutting and shall completely drain to the outer edges. It shall be proof rolled by the contractor with a fully loaded (gravel) 10-cubic yard dump truck and witnessed by and approved in writing by the City Engineer's representative (hereafter termed City Engineer) before proceeding to build the roadway. All unsuitable subgrade shall be removed and replaced with compacted, stable clay material or shall be replaced with compacted CA6 limestone on an approved, non-woven roadway fabric (6.5 oz. minimum). Other geo-grids may be required for certain conditions. All bituminous mixtures shall be delivered and handled so that the bituminous mixture immediately behind the paver screen is at or above 270 degrees F. All asphalt delivered to the project shall be covered when the temperature is at or below 70 degrees F.

All subgrades, other than approved granular subgrades, shall be completely covered with a subgrade fabric (Amoco 4551 or approved equal), with a full 18 inches of overlap. Subgrade Fabric shall also be used on lime-stabilized sub grades. It shall be placed neat and tight, without wrinkles, tears, or defects. Construction equipment shall not be allowed to drive on the fabric until it has a minimum of four inches cover of granular base material. The City Engineer shall approve in writing the subgrade fabric installation prior to placing base material. The subgrade fabric shall extend a minimum of twelve inches beyond the back of each curb.

In areas where undercutting of the subgrade is required, the bottom of the excavation shall be lined with a woven geotextile (Amoco 2002 or approved equal), and backfilled with CA-3 aggregate.

The aggregate base course shall be compacted to a minimum of 95% Modified Proctor and shall be free of all dirt and debris. The course shall be proof rolled, as described above, and witnessed by and approved in writing by the City Engineer before proceeding to build the roadway. A bituminous prime coat shall be applied to the aggregate base course prior to paving.

The bituminous concrete binder course shall be placed only upon the written approval of the City Engineer. All asphalt must be laid utilizing a good-quality, properly-functioning, tracked or wheeled asphalt laying machine, utilizing fully-automatic, electronic sensing control from a stringline for the initial course, and from a minimum fifteen (15') foot ski for all other lifts. The bituminous binder course shall be proof rolled as described above, and witnessed by, and approved in writing, by the City Engineer before proceeding with the surface course. All repairs must be made as directed by the City Engineer. All bituminous pavement patches shall be at least fifty (50%) percent thicker than the pavement being patched.

Also, the binder course shall be bump tested by the contractor, and witnessed by the City Engineer, and all areas exceeding one-half inch (1/2") bumps, including header joints and any patch joints, shall receive a leveling course prior to surfacing. Areas of excessive patching will automatically receive a level course prior to surfacing. Prior to any leveling course or surface course, the streets shall be flushed clean and free of all dirt and debris. A bituminous tack coat will be required. Minimum temperature requirements for laying asphalt will be 5 degrees F higher than that allowed by IDOT specifications.

The bituminous concrete surface course shall be placed only upon the written approval of the City Engineer. All asphalt must be laid utilizing good-quality, properly functioning, tracked or wheeled asphalt laying machine, utilizing fully automatic, electronic sensing control from a minimum 15-foot ski. The surface course shall be bump tested by the contractor, and witnessed by the City Engineer. All bump test penalties specified by IDOT specifications shall be quadrupled, and areas that have an excessive amount of one-half inch (1/2") bumps shall be completely removed and replaced, not just the bump itself. Minimum temperature requirements for laying bituminous surface course will be five (5) degrees F higher than that allowed by IDOT specifications. The surface elevation of the asphalt at the concrete gutter shall be ¼ inch higher than that of the adjacent concrete. All streets shall have a cross slope of 2% from the centerline to the concrete curb.

Areas of segregated binder course and/or surface course shall be removed and replaced at the direction of the City Engineer. Segregated asphalt is the uneven distribution of course and fine materials in the asphalt characterized by pavement textures different from the surrounding material, and can usually be seen by the naked eye.

Pavements constructed from Portland Cement Concrete shall be designed in conformance with American Concrete Pavement Association Publications IS 184P and IS 061P, as amended.

Combination concrete curb and gutter will be required on all roadways. All curb and gutter shall be placed on an aggregate base with a minimum thickness of four inches, but in no case shall the curb and gutter subgrade be higher than one inch below the adjacent roadway subgrade. The height of the gutter flag shall be ten (10") inches, unless directed otherwise by the City Engineer. As noted previously, the roadway subgrade fabric will extend over the curb and gutter subgrade, and beyond by a minimum of twelve (12") inches. The concrete curb and gutter shall be reinforced with two #4 deformed bars, placed three (3") inches from the bottom, spaced twelve (12") inches apart, centered on the total width of the curb and gutter. Machine-placed concrete curb and gutter is to be utilized wherever practical, utilizing a minimum Class X concrete, and a five (5%) percent minimum air-entrainment. Plastizers will be allowed, but chlorides will not. An approved spray-on curing compound with red fugitive coloring shall be applied immediately after finishing, and a sealer, WR Meadows TIAC, or approved equal, shall be applied after seven days. The resident engineer shall be notified of these applications, and proof of purchase, with material specifications, will be required. The concrete curb and gutter shall have the required slip bar expansion joints, and ¾ inch deep sawed contraction joints will be required every 15-20 feet, within 24 hours after each pour. Minor honeycombing on the two outer, vertical surfaces will be allowed, but they must be patched in an approved manner, and witnessed by the City Engineer, prior to backfilling. The clay backfill behind the curb shall be placed and compacted prior to placing aggregate base course.

Roadway extensions and stubs will be required as part of the development, with full improvements where needed, for future growth. Additional lanes, access improvements, traffic signalization, etc., may be required, at the developer's expense. The developer shall reimburse the City for two of each street name and regulatory signs and posts required, and the City will install them. All signs shall be high-intensity, as approved by the Director of Public Works. All pavement markings shall be thermoplastic. The developer shall reimburse the City for the cost of replacing any signs that are missing, stolen, or damaged prior to final acceptance.

The developer, to comply with these Standard Specifications for Improvements, shall improve existing roadways running through, or adjacent to, the development.

Half-streets are discouraged, but where they are necessary, on advice of the City Engineer, the minimum width street will be twenty-four (24') feet from the edge of pavement to the back of curb, on the development side of the roadway. Street lighting, sidewalk, and landscaping on the development side will be required. Temporary tee turn-arounds will be required on all streets stubbed for future roadway extension, as recommended by the City Engineer, and shown on the Final Plat. Paving for the tee will extend from right-of-way line to right-of-way line, to a length of fifteen (15') feet, and two radii of fifteen (15') feet. The pavement beyond the road edge shall be three (3") inches of bituminous concrete surface course, on a ten- (10") inch CA6 aggregate-compacted base, with pavement fabric. Concrete curb and gutter will not be required around the tee, and sidewalk will not required through the tee. The developer extending the street in the future shall remove the excess paving and base, place topsoil, and seed the area disturbed, construct the additional curbing so that the curb and gutter is continuous and uninterrupted from one development to another, and resurface for a distance of thirty (30') feet, including header joints, as approved by the City Engineer.

When a development includes construction along State and County highways, or other heavily traveled road, the developer shall post advance-warning signs. The developer shall consult with the Yorkville Police Department concerning the types and locations of signs, and shall obtain a permit from the appropriate jurisdictional agency prior to erecting the signage.

The City may require the roadway design to include traffic-calming measures. These measures may include, but not be limited to, curvilinear roadway layout, landscaping beyond the requirements of the Landscape Ordinance, traffic tables, and fog lines.

If a development includes the construction or modifications of traffic signals, the new signals shall be designed to have light-emitting diode (LED) lights. The traffic signal shall also have a battery backup device.

All new roadways shall be designed in accordance with IDOT Circular 95-11, or the most recently adopted IDOT standard for the design of flexible and full-depth bituminous pavements. The following minimum design criteria shall be used when applying the design method:

Design period = 20 years	Class II Roadway
Traffic Factor Equations for 80,000 lb. Vehicles	2.0% traffic growth rate
AC viscosity of AC-20	Subgrade Support Rating of Fair

#### Local Residential Roadways

Local Residential Roadways are intended to carry an average daily traffic (ADT) volume of less than 1000. The right-of-way width shall be 66 feet. The bituminous concrete surface course shall be a minimum of 1.5 inches in thickness of Class "I" Superpave mixture. The bituminous concrete binder course shall be a minimum of 2.5 inches in thickness. The aggregate stone base shall be 10 inches in thickness of clean, crushed CA-6 gradation gravel or limestone. The roadways shall be bound with B-6.12 combination concrete curb and gutter to a width of thirty feet from back of curb to back of curb (B-B). The street radius for all intersecting streets shall be a minimum of thirty feet to the back of curb. The edge of pavement shall be cleaned and sealed with rubberized asphalt cement hot-poured joint sealer.

#### Estate Residential Roadways

Estate Residential Roadways are intended to carry an average daily traffic (ADT) volume of less than 1000. The right-of-way width shall be 70 feet. The bituminous concrete surface course shall be a minimum of 1.5 inches in thickness of Class "I" Superpave mixture. The bituminous concrete binder course shall be a minimum of 2.5 inches in thickness. The aggregate stone base shall be ten inches in thickness of clean, crushed CA-6 gradation gravel or limestone. The roadway surface shall be 28 feet wide with two 12.5-foot wide through-lanes. The lane edges shall be striped with a four-inch thermoplastic pavement marking. The roadway up to and including the aggregate stone base shall be 32 feet wide to provide a 2-foot wide aggregate shoulder (nominal thickness of at least 12 inches), and also to allow for future widening. Mailbox turnouts will be paved, using driveway specifications to determine thickness.



Minor Collector Roadways

Minor Collector Roadways are intended to carry 1000-2500 ADT. The right-of-way width shall be 70 feet. The bituminous concrete surface course shall be a minimum of 1.5 inches in thickness of Class "T" Superpave mixture. The bituminous concrete binder course shall be a minimum of 4.5 inches in thickness. The aggregate stone base shall be 12 inches in thickness of clean, crushed CA-6 gradation gravel or limestone. The roadways shall be bound with B-6.12 combination concrete curb and gutter to a width of 34 feet B-B. The street radius for all intersecting streets shall be a minimum of thirty feet to the back of curb. Minor collector roadways may provide direct access to adjacent private lots. The edge of pavement shall be cleaned and sealed with rubberized asphalt cement hot-poured joint sealer.

Collector Roadways and Commercial/Industrial Roadways

Collector Roadways are intended to carry 2500-12,000 ADT. The right-of-way width shall be 80 feet. These design standards shall also apply to all roadways directly serving commercial or industrial zoned areas. The bituminous concrete surface course shall be a minimum of 1.5 inches in thickness of Class "T" Superpave mixture. The bituminous concrete binder course shall be a minimum of 4.5 inches in thickness. The aggregate stone base shall be 12 inches in thickness of clean, crushed CA-6 gradation gravel or limestone. The roadways shall be bound with B-6.12 combination concrete curb and gutter to a width of 39 feet B-B. The street radius for all intersecting streets shall be a minimum of 40 feet to the back of curb. Collector roadways shall not provide direct access to adjacent lots in residential-zoned areas. The edge of pavement shall be cleaned and sealed with rubberized asphalt cement hot-poured joint sealer.

Major Collector Roadways

Major Collector Roadways are intended to carry more than 12,000 ADT. The right-of-way width shall be 100 feet. The bituminous concrete surface course shall be a minimum of 1.5 inches in thickness of Class "T" Superpave mixture. The bituminous concrete binder course shall be a minimum of six inches in thickness (2 lifts required). The aggregate stone base shall be 16 inches in thickness of clean, crushed CA-6 gradation gravel or limestone. The roadways shall be bound with B-7.18 combination concrete curb and gutter to a width of 51 feet (four 12-foot lanes) B-B. The City Engineer may require an additional 12-foot center turn lane, as deemed appropriate. The street radius for all intersecting streets shall be a minimum of 50 feet to the back of curb. The edge of pavement shall be cleaned and sealed with rubberized asphalt cement hot-poured joint sealer.

An alternative bituminous base course may be approved by the City Engineer, and B6-18 or B6-24 combination concrete curb and gutter may be required, based upon specific site drainage needs.

Boulevards

Boulevard-style roadways shall have a minimum width of 28 feet B-B for approaches to intersections. The minimum pavement width in other areas shall be 20 feet B-B.

SIDEWALK

Non-reinforced, concrete sidewalks will be required on both sides of all roadways. They shall be a minimum of four (4') feet wide where four (4') feet wide walks now exist, and five (5') feet wide in all other locations. All sidewalks shall be five (5") inches in thickness. They will be a minimum of six (6") inches in thickness across driveway approaches. All sidewalks shall have an aggregate base of CA 7, with a minimum thickness of two inches (five inches across driveway approaches). All concrete shall be Class X, with a minimum of five (5%) percent air-entrainments. Sidewalks shall slope two (2%) percent towards the street. Approved curing and sealing compounds are required, as specified previously for concrete curb and gutter. The back of the sidewalk shall be placed twelve (12") inches from the right-of-way line, unless directed otherwise. The sidewalk shall have a light broom finish. Formed contraction joints are required, at a spacing of five (5') feet. Expansion joint material, one-half inch in thickness, and full-depth, shall be placed every 100 feet. The subgrade for the sidewalk shall be uniform, neat, and compacted to a minimum 90% modified proctor.



Spalling or chips will not be allowed to be patched. All such areas will be removed from contraction joint to contraction joint, and replaced. All sidewalks will be in place prior to acceptance of the public improvements by the City, which includes in front of vacant lots. These areas must be protected during future construction.

No sidewalks are required in Estate-residential subdivisions. However, in the event sidewalks are not provided, a paved trail that abuts every lot must be provided, that meets the City's standards, specifically a ten (10') foot width, with an exit and entrance identification, consisting of two (2") inches of asphalt on eight (8") inches of CA6 aggregate. Dedicated easements at least fifteen (15') feet wide must be provided for the trail.

### **DRIVE APPROACHES**

Drive approaches must be constructed to one of the following:

1. Six inches, minimum of Class X concrete, with a minimum of five (5%) percent air-entrainment, over six inches minimum CA6 aggregate base over a 90% modified proctor compacted subgrade, with curing and sealing treatments, as specified above, under concrete curb and gutter. Expansion joint material, one-half (1/2") thick and full-depth, shall be installed at the curb and at the sidewalk.
2. Two inches, minimum of Class I bituminous concrete surface course, over a minimum base of eight (8") inches of CA6 aggregate over a 90% modified proctor compacted subgrade. The concrete sidewalk will be constructed through the drive approach, and any construction damage to the concrete sidewalk or curb will cause removal and replacement of those improvements. Drive approaches will not be constructed steeper than eight (8%) percent.
3. In Estate-residential subdivisions, all driveways must be paved with brick, asphalt, or concrete, and must have a concrete culvert with flared end sections. Culvert diameter shall be twelve (12") inches or greater, as required by the City.

### **PARKWAYS AND PARK SITES**

All parkways, park sites, and other open spaces shall be landscaped and designed in accordance with the City of Yorkville's Landscape Ordinance and the Park Development Standards, as amended from time to time.

Any existing trees within a development deemed by the Parks Department and Public Works Department to be dead, dying, or of an undesirable species shall be removed by the developer. The developer shall not remove or cut down any trees without the prior consent of the Parks Department and Public Works Department, or as indicated in the approved landscape plan.

### **STREET LIGHTING SYSTEM**

All streets shall have a complete street lighting system designed by a professional engineer. A street light will be required at all intersections, all curves, at all ends of cul-de-sacs, and at a maximum spacing of 300 feet. In Estate-residential subdivisions, street lights shall be required at intersections, and at a maximum spacing of 500 feet, with lights also placed at curves and at the end of dead-end streets. The poles shall be concrete with butt-type foundations. The City Engineer may require a streetlight to be placed at other points, as may be necessary in the public interest in unusual or special conditions. They shall be located at side lot lines, and on the opposite side of the street from the water main, wherever possible, and shall be set two feet from back of curb to face of pole. Occupancy permits cannot be issued until all streetlights in that phase of the development are installed, complete, and operational.

All exterior lighting of private property in new developments shall be designed, located, and mounted at heights no greater than twenty (20') feet above grade for non-cutoff lights, and forty- (40') feet above grade for cutoff lights. The lighting plan, photometrics, and shop drawings for lighting equipment shall be submitted prior to issuance of a building permit. Glare shall be minimized to the extent practical by orienting lights away from the public right-of-way and abutting properties, or by planting vegetation to provide screening. Exterior lighting shall be designed, located, and mounted so that the maximum illumination measured horizontally at the lot line does not exceed one (1') foot-candle.

**Light Distribution:** Luminaries of the Type II distribution as approved by the Illuminating Engineering Society (herein termed IES) shall be used, except at intersections where Type II or Type IV IES distribution shall be used. The City Engineer may designate the IES Type V distribution luminaries be used in the public interest under unusual or special conditions.

**Individual Control:** On individual control of lights, the photoelectric control shall be mounted on top of the luminaire.

**Line Drop:** Voltage drop shall be no greater than three (3%) percent from power supply to the last pole, with no wire size smaller than No. Six (6) Type RHH or RHW Underground Service Cable (USC). All streetlights shall operate at 120 volts, except for those on major streets.

**Power Supply Location:** Connection to the power supply shall be made to comply with Commonwealth Edison Company rules and regulations, as amended from time to time.

**Conduit:** All driveways, street, and sidewalk crossovers shall have two (2") inches of HD PVC conduit, used as raceways for underground cable.

**Underground Cable:** All underground cable shall be direct-buried cable, placed at a depth at least thirty- (30") inches below the normal finished grade. Three cables (Black, White, Green) shall be run from the pole to the power supply. Any underground cable broken more than once prior to Final Acceptance shall be replaced from the power source to the pole or from pole to pole.

**Splices:** All cable on the underground cable section shall be continuous, and no splicing shall be made underground. All necessary splices shall be made above ground level.

**Underground Cable Location:** Underground cable shall be installed in a trench not less than two feet from the back of the curb, except that in no case shall the underground cable be installed under the sidewalk.

**Grounding:** A copper-clad ground rod shall be placed at each pole. The rod shall be minimum 5/8-inch diameter, and ten (10') feet long.

**Fusing:** All underground feeders shall be fused at or below their rated capacity. Each standard shall contain in-line fuse holders, with proper fusing in series with each underground conductor to protect the luminaire located on that pole.

**Maintenance Prior to Acceptance:** Once streetlights are operational, the Yorkville Public Works Department shall perform normal maintenance, even though the Yorkville City Council has not accepted the streetlight system. Normal maintenance consists of investigating the cause of an outage, and repairing it if the cause is a burned out lamp, fuse, or photocell. All other repairs shall be referred to the developer. The cost of performing normal maintenance prior to acceptance by the Yorkville City Council shall be paid from a "Streetlight Normal Maintenance" deposit established by the developer prior to recording the Final Plat. The deposit shall be \$300.00 per pole, or other such amount, as may be determined by the Yorkville City Council, from time to time. If the deposit proves insufficient, the developer shall replenish the deposit within thirty- (30) days of written request by the City Engineer. The Yorkville City Council shall return any unused funds to the developer upon acceptance of the streetlight system.

**Streetlight Standard and Bracket:** Local streets shall use 906 B19-AD4, American Concrete Company pole and bracket, or approved equal. Luminaire shall be mounted 19'9" above the street, shall have a four-(4') foot arm. The pole shall be buried a minimum of five (5') feet below grade and backfilled with crushed CA6 limestone, watered, and compacted around the butt of the pole. The bracket is to be furnished with the pole.

The luminaire shall be a General Electric Company No. M2RR1551N2AMS3F, or approved equal with the 1-1/4" side mount built-in ballast. The luminaries shall be fitted with General Electric Company "Lucalox" high-pressure sodium lamps LU 150/55/D, or approved equal, with GE Company ANSI specification "S55" high-pressure sodium ballasts (or approved equal) or American Electric 115 15-S-RN-120-R2-DA-4B.

**Major Collector Streets:** The lighting pole shall be Stress Crete E340-BPO-G, with Style 210 low rise tapered aluminum davit, or approved equals. The davit outreach length shall be eight (8') feet. The luminaire shall be mounted thirty- (30') feet above the street. The pole shall have an embedment depth of five (5') feet, and be backfilled with CA 6 limestone.

The streetlight system shall be operated through controller(s) in ground-mounted cabinets. The controller and luminaire shall operate at 240 volts. The controller shall be housed in a pad-mounted Type NEMA 3R enclosure. The exterior of the cabinet shall have a bronze tone powder-coat finish. The approximate dimensions of the cabinet shall be 42"H x 36"W x 12"D. A Com Ed meter socket shall be provided on the exterior of the cabinet.

The manufacturer or distributor shall guarantee streetlight standards, luminaries, ballast, lamps, and cables for their proper use, for one year, from the date of acceptance.

**Testing:** The subdivider shall manually trigger the photocell in order to have each street light burn continuously for at least 48 hours. During this burn test, amperage readings shall be taken, and must be within ten (10%) percent of the connected load, based on equipment ratings.

**Parking Lot Lighting:** Parking lots in areas zoned Business, Residential, or Office-Research, shall be provided with lighting necessary to achieve a minimum average of 2.0 foot-candles, as measured across the entire parking lot, and a maximum of 1.0 foot-candles, as measured at the adjoining property lines. Parking lots in areas zoned Manufacturing shall have a minimum average lighting intensity of one foot-candles, per square foot. Lighting shall be designed to avoid casting direct light or glare onto adjacent residential property.

## **STORM SEWER SYSTEM**

A complete storm sewer system shall be required, consisting of closed conduits to an approved storm water storage system. All storm sewers within the public right-of-way and easements parallel to and adjacent to public right-of-way shall be reinforced concrete pipe (RCP), with a twelve (12") inch minimum diameter. Storm sewers in rear yards and side yards may be high-density polyethylene (H.D.P.E.) of a manufacturer and design, to be approved by the City of Yorkville. All roadways will have a system of inlets/catch basins, tied directly to the storm sewer. These storm water collection locations will be on both sides of the street, with a maximum longitudinal flow interval of 300 feet. All such collection points will be an inlet except the last structure before entering a storm sewer main shall be a catch basin with a two-foot sump. Catch basins or open-lid structures shall not be located over the sewer main. All backfill is to be a CA7 aggregate. All storm sewer roadway crossings from structure to structure must be backfilled with CA7 aggregate and completely encapsulated in an approved drainage fabric. In this manner, the curb subgrade, the storm crossings, and the inlets and catch basins create a roadway underdrain system for longer roadway life.

The City may require that storm sewers be constructed along the centerline of individual roadways at certain locations. Those locations shall normally be limited to within 100 feet of the lowest sag vertical curve of a roadway. Where these locations occur within a horizontal curve of the roadway, storm manholes shall be placed at the centerline of individual roadways.

If subgrade conditions are excessively sensitive to moisture or other special conditions, a capped, perforated, plastic underdrain may be required under the curb and gutter. All storm water conduits 12" diameter and larger shall be internally televised in color just prior to City acceptance, and shall be free of defects, sags, dirt, and debris. All non-RCP storm sewers shall also be mandrel tested (similar to sanitary sewer testing) just prior to City acceptance. All parking lots shall be drained internally, and directed by pipe to the storm sewer. Storm sewers shall extend to the limits of the development with proper sizing, as approved by the City Engineer, based upon current and future runoff conditions, to pick up and safely carry through the development any and all upstream bypass flows.

All new homes with basements or crawl spaces shall have a direct, underground conduit to the storm sewer system. Fill-in lots in areas with no storm sewer within 500 feet shall not be required to have this direct connection. Minimum depth of cover for these lines shall be 30 inches. All discharges shall have an approved automatic diverter valve immediately outside the house and a check valve inside the house. Multiple collection lines of four inch and six inch HD PVC will be allowed by an approved design. Terminal and junction points shall be at two-foot diameter precast concrete inlets with open-lid castings. The pipe from the house shall be a 2" minimum HD PVC with cemented joints. The connection to the storm sewer shall be through a neat, tight fitting, bored hole into the concrete pipe. After insertion of the sump pump discharge pipe into the concrete storm sewer pipe, the joint shall be sealed with hydraulic cement. In no case shall the sump pump discharge pipe extend beyond the inner surface of the concrete storm sewer pipe. Connections, however, shall be into a structure wherever practical.

Individual storm sewer services shall not be required in areas of the development where soil and ground water conditions indicate that sump pumps would run very infrequently. If the developer does not wish to install storm sewer services, he shall perform soil borings at regular intervals (300' to 400' grid typical) during the Final Plan preparation stage, to determine soil types and ground water elevations. Boring locations are subject to approval by the City. Each boring shall extend at least 20 feet below existing ground elevations and be referenced to the development benchmarks. If the boring logs show granular soil and also show ground water elevations at least five (5') feet below planned basement floor elevations, then individual storm sewer services shall not be required in that area of the development. During excavation of every basement in that area, the developer shall verify (with City representative present) that the granular soil and deep ground water conditions exist. If either condition is found not to exist at a building location, the developer shall construct a storm sewer service to that building, in conformance with these Standard Specifications.

The design of the storm water collection system shall be for a ten (10) year storm, running just full. The only exception to this is where the receiving storm water system has less capacity and here the new system of conduits shall be designed for a five (5) year event, running just full. The minimum velocity shall be 2.5 fps and the maximum shall be 8 fps. The storm sewer pipe shall have a minimum cover of three (3') feet. Storm sewer manholes shall be five (5') feet internal diameter, constructed of reinforced concrete, and shall be placed at a maximum spacing of 500 feet. Storm sewer manholes may be four (4') feet internal diameter when the largest sewer entering/leaving the manhole is 18" diameter, and the orientation of sewers connecting to the manhole is such that there is at least 12" of precast wall between the openings provided for sewers. The use of adjusting rings is limited in height to eight (8") inches. Inlet and/or catch basin frames and grates shall be Neenah No. 3015, East Jordan No. 7010, or approved equal. Whenever possible, castings for curb drains shall have a fish logo to discourage dumping of oils, pesticides, and other inappropriate items into the storm sewer system.

Where a continuous grade is carried across an inlet or catch basin casting, the open-vented cover shall be used, Neenah No. R-32868V, East Jordan No. EV-7520, or approved equal. All manhole castings shall be Neenah No. R-1030, East Jordan No. 105123, and Type B cover, or approved equal. All type B covers shall have "City of Yorkville" and "Storm" cast into the top, and shall be concealed pickhole type. All sections of the manholes shall be completely sealed and butyl rope, including the casting. Manholes shall not be allowed in the pavement, curb, gutter, or sidewalk. All flared end sections 15" or larger shall have grates.

In Estate residential developments, a ditch shall be required on both sides of the street, and shall have a minimum profile slope of one (1%) percent (side slope 4:1 on the street side, and 3:1 on the lot side).

For developments ten acres in size or larger, the developer may use computer-based methods to determine stormwater storage volumes. The specific method and parameters used in employing the method shall be subject to the approval of the City Engineer.

For developments less than ten acres in size, the storm water storage system shall be designed utilizing a Modified Rational Method, as described below:

1.  $Q = (C_m) iA$ , where a run-off co-efficient or  $C_a$  is calculated for the site based upon actual proposed surface coverage.  $C_m$  then equals 1.25 times  $C_a$ .
2. The following run-off co-efficient shall be utilized as minimums:

<u>Surface</u>	<u>C</u>
Grass	.50
Asphalt/Concrete	.98
Roof	1.00
Detention	1.00

3. The maximum release at the designated 100-year level is 0.15 cfs/acre. The City Engineer shall reduce this allowable release rate where the downstream accepting system is experiencing drainage problems such as the Elizabeth Street swale where all receiving discharges are limited to 0.10 cfs/acre. The outlet structure design shall address the two-year (0.04 cfs/acre) and the 25-year (0.08 cfs/acre) storm control, in addition to the 100-year event.
4. When depressional compensatory storage is provided by increasing the volume of a stormwater detention basin, the maximum allowable release rates of the basin shall be reduced, as directed by the City of Yorkville to approximate the pre-development release of the depressional area, and realize the full storage potential of the enlarged basin.
5. The minimum size restrictor shall be a four-inch by twelve-inch long HD PVC pipe. The design must be designed for easy maintenance and cleaning during a storm event. The discharge shall be directly to a downstream storm sewer if one is available within a reasonable distance. If not, the discharge will be to the surface, with approved energy dissipation and downstream erosion protection.
6. The rainfall intensities to be utilized are those established by the Illinois State Water Survey's Bulletin #70, as amended for the specific City of Yorkville area. In designating the required storm water storage volumes, the maximum value calculated using the various events should be utilized. See Figure 3 for a sample calculation.
7. The storm water storage areas must have containment for twelve inches of additional storm water storage, with an approved calculated overflow area at six inches above calculated 100-year elevation. This overflow shall have an erosion concrete curtain wall, with a minimum thickness of 8 inches, a minimum depth of three feet below grade, and a length to extend a minimum of four feet beyond the limits of the overflow on either end. This wall is not to be formed, but is to be trenched or excavated into natural soil, or into the compacted fill, and is to be finished flush to the ground.
8. Storm water storage areas shall be covered by an easement, including access thereto, such that should the owner not maintain said area as necessary, the City can cause such corrections and bill the owner, including any and all administrative costs.

9. The engineering plans shall have a full sheet dedicated to the soil erosion and sedimentation control requirements for the development, including silt fencing, straw bales, drainage fabric, etc. Failure to properly maintain this system may result in major storm sewer cleaning within the site and in the offset storm system. The City reserves the right to place a hold on all building permits and inspections if the soil erosion and sedimentation control plan is not properly maintained. Keeping the streets clean is part of this plan, and failure to do so will result in these actions. The developer shall establish a Street Cleaning deposit with the City of Yorkville, in the amount of \$5000.00. If the streets are not cleaned within 48 hours of a written request by the Director of Public Works, the City shall have the streets cleaned, and subtract that cost from the deposit. The developer shall replenish the deposit to the full amount if it falls to less than \$1000.00. The Yorkville City Council shall return any unused portion of the deposit to the developer upon acceptance of the streets.
10. The developer shall establish basins onsite where concrete ready-mix trucks must wash out after delivering their load. Signs shall be posted at each entrance to the development to warn truck drivers of the requirement to wash out at specific sites, and notify them of the fine for non-compliance (up to \$100.00 for each offense). Each entrance sign shall include a simplified map of the development, to show the locations of the washout basins in the development. A sign shall also be posted at each washout basin, to identify the site. The developer shall maintain all signs, basins, and appurtenances in good condition until the City accepts the public improvements.

Washout basins shall be located outside of the public right-of-way, parks, and all public utility easements. They shall be located in relatively low-traffic areas, and be at least fifty- (50') feet from storm drains, open drainage facilities, and watercourses, unless approved otherwise by the City Engineer. Basins shall have a minimum twelve (12") inch thick CA-3 aggregate approach of sufficient width over a woven geotextile fabric, to reduce tracking of mud onto roadways. The washout area shall be contained by an earthen berm, and be at least ten (10') wide by ten (10') long. The maximum depth of a washout basin shall be three feet. When the volume of a washout basin is 75% full, the developer shall remove the hardened concrete and transport it to a legal landfill. Burying waste concrete onsite shall not be permitted.

The developer shall incorporate the items necessary to comply with this requirement, as well as provisions for maintenance, onto the erosion and sediment control plan sheet. All signage, washout basins, and appurtenances shall be in place before the first building permit is issued.

11. The engineering plans shall have one or more full sheets dedicated to the Final Grading of the entire site. The minimum grade for all grass areas shall be two (2%) percent, except that swale areas may be at one (1%) percent if it is over an approved, piped underdrain. Slopes shall be shown with arrows at all locations from all break points. A grading plan on an 8-1/2" x 11" paper for the actual building must be submitted for each building permit submitted, and will become a part of the building permit. All top of foundation elevations will be a minimum of two (2') feet, and a maximum of three (3') feet above the street centerline elevation, measured at the center of the lot in question, unless the City Engineer directs otherwise, based on site-specific conditions. Drives must be at a minimum slope of two (2%) percent, and maximum slope of eight (8%) percent towards the curb flow line from the garage. When the forms for the foundation are ready to pour, a top of foundation elevation and location certification of a registered surveyor or engineer, as approved by the building inspector, is required prior to pouring the concrete into the forms. The tolerance here is 0.15 feet lower and 0.5 feet higher, and behind all applicable setback and easement lines.



12. Requests for an occupancy permit must include an as-built grading plan, signed and sealed by a registered land surveyor, showing the original, approved grades and slopes, along with the actual grades, just prior to the occupancy permit request. The actual grades must fall within a tolerance of 0.15 feet in order to receive an occupancy permit. Top soiling and seeding or sodding, if applicable, must be in place prior to the final grading plan. All City-incurred costs of reviewing these grading plans shall be the responsibility of the developer. Note that specific building codes, ordinances, and permitting procedures, which may be established by the United City of Yorkville, shall supersede these requirements.
13. General grading and landscaping of the storm water areas shall be designated according to the Park Development Standards, Landscape Ordinance, and these Standard Specifications. The City may require that storm water detention and retention facilities, as well as grading, landscaping, and stormwater collection systems, incorporate currently acknowledged Best Management Practices to improve storm water quality. These may include, but are not limited to, naturalized detention basins, bio-swales, low impact design standards, perforated storm sewer, designs that reduce the degree of connected impervious areas, designs that encourage infiltration of stormwater, etc.

Wet ponds shall have a maximum allowable depth of two feet between the normal water level and the high water level corresponding to the Ten-Year Frequency Storm. The City may require wetland-type plantings and appropriate grading around the perimeter of wet ponds.

The developer shall provide a soil report, prepared by a licensed professional engineer, to determine whether or not lake lining will be required. Vertical or nearly vertical edge treatment will require an approved method, allowing a child to easily climb out of the water.

Storm sewers discharging to a stormwater basin shall be designed such that the sewer invert at the discharge point is no lower than 6" below the normal water level of the basin, and the top of sewer is no lower than the ten-year high water level of the basin.

14. Storm water storage basins shall operate independently of any watercourse or water body receiving the discharge from the basins. Bypass flows from upstream areas should bypass the storm water storage facility, where practical. The entire development shall be examined under the premise that all storm sewers are blocked and full when a 100-year event occurs, and the development can pass these flows without flooding homes. All overflows are to be contained within the right-of-way, or where absolutely necessary, through special drainage easements. All buildings shall have the lowest water entry a minimum of 18 inches above the elevations determined for this bypass situation.
15. Storm water detention shall not be required under the conditions listed below. The City reserves the right to require detention on any parcel of land if special circumstances exist, and to require that sewer be constructed as necessary, to carry away the storm water.
  - a) Proposed development or re-development of the existing lots zoned single-family detached, or duplex residential, less than 2.5 acres in gross area.
  - b) Proposed development or re-development of existing lots zoned other than single-family detached or duplex residential, that are less than 1.25 acres in gross area.



**WATER SYSTEM**

1. All water mains shall be Class 52 ductile iron pipe, conforming to the latest specification requirements of ANSI A21.5.1. Mains shall be cement lined, in accordance with ANSI A21.4. Fittings shall conform to ANSI 21.10. Gate valves shall be resilient wedge type, conforming to the latest revised requirements of AWWA specification C509. All water mains are to be polyethylene wrapped. Main line valves 10" diameter and larger are to be installed in a vault. Smaller main-line valves shall either be installed in a vault, or have a Trench Adapter valve box, similar to those used at fire hydrants. No vaults or valve boxes shall be in the pavement or sidewalk.
2. Water services up to 3" diameter shall be type "K" copper, conforming to the latest revised specification requirement of ASTM B88. Minimum size for residential units shall be one inch in diameter. Corporation stops shall be McDonald No. 4701, Mueller H-15000, or Ford F-600. Curb stops shall be McDonald No. 6104, Mueller H-15154, or Ford B22-333m, with Minneapolis patter B-boxes, similar to McDonald N.5614 or Mueller H-10300.
3. Minneapolis type B-boxes shall be installed in the right-of-way, but not in the sidewalk or driveway.
4. Fire hydrants shall be one of the following:
  1. Clow F-2545 (Medallion)
  2. Mueller A-423 Super Centurian
  3. Waterous WB-67-250

Hydrants shall have a 5-1/4" main valve assembly, one 4-1/2" pumper nozzle, and two 2-1/2" hose nozzles, with national standard threads, a national standard operating nut, and above ground break flange. The installation of the hydrant shall conform to AWWA 600 standards. Auxiliary valve boxes shall either be Trench Adapter Model Six by American Flow Control, Clow F-2546 with F-2493 cover, or approved equal. For valve boxes other than those by American Flow Control, the box shall be attached to the hydrant barrel with grip arms, as manufactured by BLR Enterprises, or approved equal.

5. Inspections and Installation: All water mains shall be designed and installed in accordance with the Standard Specifications for Water Mains in Illinois. Upon completion, water mains shall be subjected to hydrostatic pressure test of 150-psi average for up to 4 hours. Allowable recovery shall conform to the Standard Specifications for Water & Sewer Main Construction in Illinois. The water operator in charge or person authorized by the water operator in charge shall be present during all testing. The developer shall use the pressure gauge supplied by the City for the test.
6. New water main shall be disinfected in accordance with AWWA standard C601. Water will be tested to assure that 50 mg/l of CL2 is in disinfected water. Sampling shall be taken by water operator in charge or persons authorized by the water in charge. Water must pass two consecutive days of sampling tests by a state approved lab.
7. Water mains shall be minimum eight inches internal diameter, with a cover of five feet, six inches below finished grade. Watermain stubs to hydrants shall be at least six inches internal diameter. City water mains and hydrants shall be placed of the North and West sides of the streets, unless approved otherwise the City Engineer. Valves shall be installed each second consecutive hydrant, at intersecting lines, and other locations as required, such that a minimum number of services will be affected during a main isolation.

Fire hydrants shall be installed throughout the subdivision at each intersection and at intervals not exceeding the requirements of two fire hydrants serving any point of any building, or 300 feet along the roadway, whichever is more stringent. Special conditions may dictate a closer spacing, as approved. Fire hydrants shall be located on the property line, except at corners, and shall be set two feet minimum and three feet maximum from the curb back to the face of the pumper nozzle. Where there is no curb and gutter, the face of the pumper nozzle shall be between 18 inches to 20 inches above finished grade line (sidewalk to curb).

Base elbow of hydrant shall be properly thrust blocked, and shall be provided with clean, washed CA7 aggregate and polyethylene covering. All hydrants and any adjustment fittings shall receive one field coat of red paint, as recommended by the manufacturer, prior to final acceptance.

8. All tees, bends, fire hydrants, and valves shall be adequately blocked with pre-cast blocks and poured in place thrust blocking against undisturbed earth.
9. Services shall be equipped with corporation stop, curb stop, and buffalo box. The buffalo box shall be set in the parkway, on the centerline of the property, approximately centered between the back of sidewalk and the adjacent right-of-way line. Service trenches beneath or within two feet of proposed driveways, sidewalks, or other pavements shall be backfilled full-depth with aggregate. Except as permitted below, the underground water service pipe and the building drain, or building sewer, shall be not less than ten feet apart horizontally, and shall be separated by undisturbed or compacted earth. The water service pipe may be placed in the same trench with the building drain and building sewer if the conditions listed below are met:
  - A. Local conditions prevent a lateral separation of ten feet;
  - B. The bottom of the water service pipe at all points shall be at least 18 inches above the top of the sewer line at its highest point. All water and sewer services must be inspected and approved by the building inspector prior to backfilling.
  - C. The water service pipe shall be placed on a solid shelf, excavated at one side of the common trench, and shall have no joints from the buffalo box to the water meter inside the house; and
  - D. The material and joints of sewer and water service pipe shall be installed in such a manner, and shall possess the necessary strength and durability to prevent the escape of solids, liquids, and gasses there from under all known adverse conditions, such as corrosion, strains due to temperature changes, settlement, vibrations, and superimposed loads.
10. Depth of bury shall be 5'6" below finish grade. No joints will be allowed between the corporation stop and the curb stop.
11. All watermain shall be looped and double fed, and shall be extended to the far limits of the development, and in size appropriate for future development, as directed by the City Engineer. Recapture and over-sizing may be applicable.
12. The developer shall reimburse the City of Yorkville for the cost of water to fill and test new watermains, and also for the cost of laboratory tests after chlorination. The water cost shall be at the bulk rate charged by the City of Yorkville at that time. The volume of water shall be calculated as the volume of two and one-half times the lengths and diameters of new watermains.
13. Watermain proposed to cross existing city streets shall be constructed by directional boring. Open-cut construction shall not be allowed without consent from the Public Works Director.
14. Connections to existing watermains shall employ line stops to minimize the disruption of service to existing residents.

**SANITARY SEWER SYSTEM**

A complete sanitary sewer system is required for all new development. The minimum internal size of sanitary sewer main shall be eight inches in diameter. The top of the sewer main shall be a minimum of three feet lower than the lowest floor elevation at all service connection locations, but not less than eight feet below finished grade, wherever possible. Should the sewers serving a particular development not be deep enough to serve the basement, as noted above, then overhead plumbing will be required. However, all levels of the building must be served by gravity, with only the below-grade levels being served by a pump unit. The City Engineer may require that certain buildings not have subgrade levels due to special situations.

The sanitary sewer shall be extended to the development's far extremes, as directed by the City Engineer, for proper and orderly growth. The city Engineer will also direct the sizing and grades for the sewer, so as to fit the overall plan for the City. The City strongly discourages the use of lift stations, but if the City Engineer approves the use of a public lift station, the following shall be required as a minimum:

- A. The pumps shall be submersible, with a back up pump and well-designed wet well.
- B. The station building shall be a brick structure with conventional-pitched roofing and paved access. The building shall comply with all International Building Code regulations, and shall be heated and ventilated. The subdivider shall follow normal building permit procedures, and pay the normal fees for construction of the lift station building.
- C. The unit will be equipped with a back-up power source, utilizing natural gas as a fuel, and can operate on manual or fully automatic mode, complete with a variable exercise mode.
- D. The motor control center shall have a solid-state duplex logic. Sewage level in the wet well shall be measured with a pressure transducer. A dial-out alarm system matching that currently in use in the City shall be provided.
- E. The City Engineer must approve any and all lift stations, and may require other improvements.
- F. There shall be good-quality noise control, and all electronic components shall be explosion-proof.
- G. Force mains shall be sized to carry the initial, intermediate, and ultimate flow rates from the tributary area, at a velocity of between 3.0 and 6.0 feet per second. Material shall be watermain quality Ductile Iron with polyethylene encasement. Gate valves in vaults shall be constructed in the force main at intervals not exceeding 600 feet, to allow quick isolation in the event of a leak. Blow-off valves in vaults shall be constructed at high points in the force main, and shall discharge to sanitary sewers, where possible. Force mains shall be tested at 150-psi for two hours, similar to watermain testing.
- H. The sub-divider shall maintain an inventory of each size and type fuse, relay, and other plug-in type devices used in the lift station motor control center, as recommended by the manufacturer. These items shall be housed in a wall mounted metal cabinet. The subdivider shall also supply a heavy-duty free standing metal shelf with not less than square feet of shelf space, and one (1) fire extinguisher rated for Type A, B, and C fires.
- I. The sub-divider shall provide start-up training to the Public Works Department personnel, and shall provide three sets of Operations and Maintenance Manuals for all equipment at the lift station.
- J. Underground conduit shall be heavy-wall PVC.

- K. The exterior of the wet well shall be waterproofed. The City may require the wet well to have a minimum internal diameter of up to eight feet.

Sewer construction cannot start until the Illinois Environmental Pollution Agency (IEPA) has notified the City Engineer that approvals have been secured. Sanitary sewer pipe shall be PVC plastic pipe, with a minimum SDR 26. All pipe and fittings shall be pressure rated in accordance with ASTM D-2241 and ASTM D-3139 (per AWWA C-900) for sizes 6-15 inches. Solvent joints are not permitted.

All public sanitary sewers will be air and mandrel tested (7-point minimum) by the developer, at his expense, under the supervision of the City Engineer. One copy of the report shall be forwarded to the Yorkville-Bristol Sanitary District, and one report shall be forwarded to the City Engineer.

All testing will be done in conformance with the "Standard Specifications For Water and Sewer Main Construction in Illinois", current edition.

All public sanitary sewers shall be internally televised in color and recorded on videotape and written log by the developer, at his expense, under the supervision of the City Engineer, to ensure that the sewers are straight, unbroken, tight, and flawless. There must be good-quality lighting for a sharp and clear image of all sewer segments. Poor quality images will result in re-televising the system, at the developer's expense. The videotape must clearly mark the segment being televised through manhole numbering, and the image must clearly identify the footage as it progresses through the pipe. One copy of the complete videotapes and written log shall be forwarded to the Yorkville-Bristol Sanitary District, and one complete set shall be forwarded to the City Engineer.

All manholes will be required to be internally vacuum tested by the developer, at his expense, under the supervision of the Engineer. This test will check the integrity of the complete structure, from the invert to the casting, including all adjusting rings. One copy of the test results shall be forwarded to the Yorkville-Bristol Sanitary District, and one copy shall be forwarded to the City Engineer. Vacuum testing of each manhole shall be carried out immediately after assembly backfilling, and rough grading, and shall be witnessed and approved by the City Engineer. All lift holes shall be plugged with an approved non-shrinking grout. No grout will be placed in the horizontal joints before testing. All pipes entering the manhole shall be plugged, taking care to securely brace the plugs from being drawn into the manhole. The test head shall be placed at the inside of the top of the casting and the seal inflated in accordance with the manufacturer's recommendations. A vacuum of ten inches of mercury shall be drawn and the vacuum pump shut off. With the valve closed, the time shall be measured for the vacuum to drop to nine inches. The manhole shall pass if the time is greater than 60 seconds for a 48-inch diameter manhole, 75 seconds for a 60-inch manhole, and 90 seconds for a 72-inch manhole. All manhole castings shall be Neenah No. R-1030 frame, East Jordan No. 105123, and Type B cover, or approved equal.

If the manhole fails the initial test, necessary repairs shall be made with a non-shrink grout, while the vacuum is still being drawn. Retesting shall proceed until a satisfactory test result is obtained. If the rim of a sanitary manhole needs to be reset or adjusted after successful vacuum testing, but before the expiration of the one-year warranty period, it shall be sealed and adjusted properly in the presence of the City Engineer. Failure to do so will require the manhole to be vacuum tested again.

All manhole frames shall be Neenah No. R-1030, East Jordan No., 105123, or approved equal, with Type B covers. All Type B covers shall have "City of Yorkville" and "Sanitary" cast into the lid, and shall have concealed pick holes with a machined surface and watertight rubber gasket seals. All manhole segments, including the frame and adjusting rings, shall be set with butyl rope joint sealant. Manholes shall be minimum four-foot diameter, and shall not be located in pavement, curb, gutter, or sidewalk.

All sanitary sewer manholes shall be provided with approved cast in place rubber boots (flexible manhole sleeve), having a nominal wall thickness of 3/16" with a ribbed concrete configuration and with stainless steel binding straps, properly sized and installed for all conduits.

All manholes shall be reinforced precast concrete, and shall be located at intersections and spaced at a maximum interval of 300 feet, except that a closer spacing may be required for special conditions. The maximum allowable amount of adjusting rings shall be eight inches in height using as few rings as possible. All manholes shall be marked at the time of construction with a four-inch by four-inch hardwood post neatly installed vertically and with a minimum three-foot bury and a minimum four-foot exposed. The top one-foot of the post shall be neatly painted white.

Wells and septic systems are allowed in Estate-residential developments that are not within 250 feet of water and/or sewer service. When each lot is within 250 feet of water and/or service, that lot may maintain their septic and/or well only until failure of the septic or well. At that time the lot must, if within 250 feet of the sewer and/or water line hook-up to the sewer and/or water, as the case may be, connect to the City utilities at the lot owner's sole expense. After connection to the City Sanitary Sewer System, individual septic fields shall be abandoned by pumping out the tank, knocking in the cover, and filling with dirt or stone in accordance with Health Department regulations.

### **TRAFFIC STUDY**

A traffic study may be required, and shall include:

1. Levels of service for existing conditions;
2. Levels of service for post-construction conditions;
3. All calculations shall be conducted according to the "Highway Capacity Manual";
4. Recommendations as to additional/limited access, additional lanes, signalization, etc.

If the City of Yorkville requires a traffic study for a development, that study will be contracted for by the City, and paid for by the developer. The developer shall establish a Traffic Study deposit with the City of Yorkville, in an amount to be determined by the City Engineer. The City shall return any unused portion of the deposit to the developer upon approval of a Final Plat or Site Plan.

If the land use plan of the development changes during the approval process, the developer may be required to make additional deposits to fund re-analysis and revisions to the Traffic Study.

The need or requirement for a traffic impact study shall be determined during the concept or preliminary planning stage of the proposed development. The developer/subdivider shall meet with City of Yorkville officials during one of these stages for the purpose of determining the traffic study requirements. When the City of Yorkville requires that a traffic study be prepared based upon the above, the study shall include, but not be limited to, addressing the following issues:

**INTRODUCTION:** A general description of the proposed development, including it's size, location, the political jurisdiction in which the site is located, the boundary limits of the study area, and any other information needed to aide in the review of the development's traffic impacts.

**PROJECT DESCRIPTION:** A description of the existing and proposed land uses of the development. If alternative land uses are being proposed, the highest trip generation uses shall be assigned for each land use.

**SITE ACCESSIBILITY:** A clear and concise description of the proposed ingress/egress points to the proposed development, including a sight distance analysis.

EXISTING EXTERNAL ROADWAY NETWORK: A description of the existing external roadway networking the vicinity of the proposed development, to include functional classification, primary traffic control devices, signalized intersections, roadway configurations, geometric features (curves and grades), lane usage, parking regulations, street lighting, driveways servicing sites across from or adjacent to the site, and right-of-way data. The area of influence shall be determined by the traffic generated from the site, the trip distribution of traffic, and the trip assignment of the traffic generated by the development over the surrounding area road network.

EXISTING AM, PM, & TOTAL DAILY TRAFFIC VOLUMES: Existing AM, PM, and total daily traffic volumes for access driveways (if existing), intersections, and the roadway network in the site vicinity shall be determined and displayed on a graphic(s) in the final report. To determine AM and PM existing traffic volumes, machine counts and/or manual counts shall be conducted during a three-hour period of the morning, between approximately 6:00 AM to 9:00 AM of an average or typical weekday, and also between approximately 3:00 PM to 6:00 PM, on an average or typical weekday. Peak hour counts may be required on Saturday and/or Sunday, depending on the proposed land use. All AM and PM peak hour counts shall be recorded and summarized in fifteen-minute increments, and be included in the Appendix of the final report. Manual counts shall include vehicle classifications, i.e. passenger cars, single-unit, multi-unit trucks and buses. Traffic counts shall show both entering and exiting traffic at the proposed access points (if existing), in addition to turning and through traffic movements at critical intersections.

TRIP GENERATION RATES AND VOLUMES: Trip generation rates and volumes for each type of proposed land use shall be determined for the AM and PM peak hours, and total daily volumes may be required on Saturday and/or Sunday, depending on the proposed land use. The trip generation rates shall be calculated from the latest data available contained in the Institute of Transportation Engineer's "Trip Generation Manual". If trip generation rates for a specific land use are not available from the "Trip Generation Manual", the United City of Yorkville shall approve the substitute rates.

SITE-GENERATED TRIP DISTRIBUTION & ASSIGNMENT: The most logically traveled routes in the vicinity of the development shall be used for trip distribution and assignment purposes. The directional distribution of site-generated traffic approaching and departing the development should be shown in both graphic and tabular form. All assumptions used in the determination of distribution and assignment shall be clearly stated.

EXISTING, PLUS SITE-GENERATED TRAFFIC VOLUMES: Existing, plus site-generated traffic volumes for the AM and PM peak hours, and total daily traffic for access drives, intersections, and the roadway network in the site vicinity shall be determined and displayed on a graphic(s) in the final report. Traffic volumes shall show both entering and exiting traffic at the proposed access points, in addition to turning and through traffic movements at critical intersections.

FUTURE TRAFFIC (EXISTING, PLUS SITE-GENERATED) VOLUMES: Future traffic (existing, plus site-generated traffic volumes) for the AM and PM peak hours, and the total daily traffic for access drives, intersections, and roadway network in the site vicinity shall be determined and displayed on a graphic(s) in the final report. Projected increases in the external (non site-related) roadway traffic must also be determined. The selection of a horizon year for which traffic operation conditions are to be characterized may be considered as the date full build-out and occupancy is achieved. If the project is a large multi-phased development in which several stages of development activity are planned, a number of horizon years may be required, that correspond to the bringing on line of major development phases. Horizon dates should be times to coincide with major stages of the overall project, or to coincide with increments of area transportation system improvements.

INTERSECTION CAPACITY ANALYSIS: Proposed access driveways and influenced intersections shall be subject to an existing, plus projected, capacity analysis. Projected traffic conditions shall include the effects of any committed developments within the influenced area. The existing and projected levels of service derived from the analysis shall be used to aid in the evaluation of design and operation alternatives of the access driveways and influenced intersections. The capacity analysis shall be in accordance with the techniques described in the most recent edition of the Transportation Research Board's "Highway Capacity Manual", Special Report 209.

SIGNALIZATION WARRANTS: If it is anticipated that the development's driveway(s) or existing external non-signalized intersections will satisfy signalization warrants, a warrant analysis shall be conducted, using the projected volumes determined from the trip generation. The results of such an analysis shall be tabulated in the traffic impact study.

CONCLUSIONS AND RECOMMENDATIONS: Clear and concise descriptions of the findings shall be presented in the final report. These findings shall include all recommended improvements for access facilities, internal roadways and intersections, and external roadway and intersection improvements.



## DRIVEWAY AND PARKING LOT PAVING

ALL DRIVEWAYS AND PARKING LOTS SHALL BE PAVED AS PER THE FOLLOWING SPECIFICATIONS:

1. ASPHALT:

A. RESIDENTIAL

Two-inch I-11 bituminous concrete surface, over eight-inches (minimum) of compacted CA6 limestone or crushed gravel.

B. COMMERCIAL/INDUSTRIAL

Three-inch I-11 bituminous concrete surface, over ten-inches (minimum) of compacted CA6 limestone or crushed gravel.

2. CONCRETE:

A. RESIDENTIAL

Six-inch Class X, over six-inches (minimum) of compacted CA6 limestone or crushed gravel.

B. COMMERCIAL/INDUSTRIAL

Eight-inch Class X, over eight-inches of compacted CA6 limestone or crushed gravel.

3. PAVING BRICK:

A. RESIDENTIAL

Paving brick over one inch of sand and eight inches of compacted CA6 limestone or crushed gravel.

4. SEALCOAT:

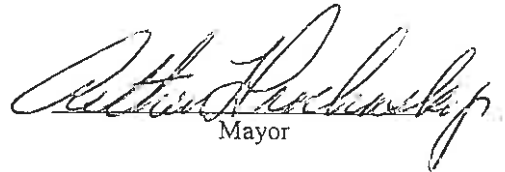
A. COMMERCIAL/INDUSTRIAL

An A3 seal coat, as defined by the IDOT's Standard Specifications for Road and Bridge Construction, may be allowed on areas behind the building, when used as a temporary surface, not to exceed three years, after which it must be paved to the above specifications. The same base should be ten inches (minimum) of compacted CA6 limestone or crushed gravel.

This Resolution shall be in full force and effect from and after its due passage, approval, and publication, as provided by law.

Passed and approved by the Mayor of the United City of Yorkville, Kendall County, Illinois,

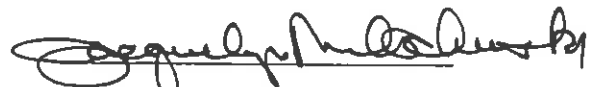
This 12 day of Oct, 2004

  
Mayor

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

This 12 day of October, 2004

ATTEST:

  
City Clerk

SEAL

RICHARD STICKA



VALERIE BURD



MARTY MUNNS



JOE BESCO



WANDA OHARE



LARRY KOT



PAUL JAMES



ROSE SPEARS



STATE OF ILLINOIS     )  
  )ss  
COUNTY OF KENDALL )

ORDINANCE NO. 2008- 01

ORDINANCE AMENDING TITLE 8 OF THE CITY CODE OF  
THE UNITED CITY OF YORKVILLE,  
KENDALL COUNTY, ILLINOIS

Whereas, the United City of Yorkville (the "City") has determined that the protection, preservation, replacement, maintenance and restoration of the Isolated Waters of Yorkville are important goals needed to protect fragile resources which provide many public benefits to the City's residents; and

Whereas, the City directed Conservation Design Forum to prepare Wetland Protection Regulations For Water Quality and Storm Water Management Benefits for review by the City Engineer and the City Council; and

Whereas, after months of review, discussion and comment, the City is prepared to adopt and implement the Wetland Protection Regulations For Water Quality and Storm Water Management Benefits and all Appendixes attached thereto, dated January 1, 2008.

Now therefore be it Ordained by the Mayor and City Council of the United City of Yorkville, Kendall County, as follows:

Section 1. The City Code of the United City of Yorkville is hereby amended in adding the following new Chapter to Title 8:

Chapter 16  
WETLAND PROTECTION AND WATER  
QUALITY AND STORM WATER MANAGEMENT BENEFITS

16-1-1: Purpose: Preservation of the remaining Isolated Waters of Yorkville and Waters of the United States, in a natural condition, is necessary to maintain hydrological, economic, recreational, and aesthetic natural resource values for existing and future residents and therefore it is a long-term goal of net gain of Isolated Waters of Yorkville and Waters of the United States to be accomplished through the mitigation requirements of regulations providing for protection and management of these resources.

16-1-2: Regulations Adopted: The United City of Yorkville Wetland Protection Regulation For Water Quality and Storm Water Management Benefits, dated January 1, 2008, hereinafter referred to as "Wetland Regulations", copies of which are on file with the City Clerk are hereby adopted.

16-1-3: Permit Required: No person, firm, corporation, governmental agency or organized district shall commence any development or construction on any lot or parcel of land without obtaining a permit therefore, if required by the Wetland Regulations.

16-1-4: Enforcement: It shall be the duty of the City Administrator to enforce the provision of this title and the City Administrator or such other person as may be designated by the City Council may order work stopped whenever any development or construction is being done in violation of this title.

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

ROBYN SUTCLIFF

yg

ARDEN JOE PLOCHER

yg

GARY GOLINSKI

yg

ROSE SPEARS

yg

JOSEPH BESCO

yg

WALLY WERDERICH

yg

MARTY MUNNS

-

JASON LESLIE

-

Approved by me, as Mayor of the United City of Yorkville, Kendall County,  
Illinois, this 28 day of January, A.D. 2008.

Valerie Burd  
MAYOR

Passed by the City Council of the United City of Yorkville, Kendall County,  
Illinois this 28 day of January, A.D. 2008.

ATTEST:

Gregory M. Schuch  
CITY CLERK

Prepared by:  
Kathleen Field Orr  
City Attorney  
United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois 60560

**UNITED CITY OF YORKVILLE**  
**WETLAND PROTECTION REGULATION**  
**FOR**  
**WATER QUALITY AND STORMWATER**  
**MANAGEMENT BENEFITS**

**THE UNITED CITY OF YORKVILLE**

January 1, 2008

## TABLE OF CONTENTS

Page No

### Article 1 AUTHORITY AND PURPOSE

Section 1.1	Statutory Authority.....	1
Section 1.2	Findings.....	1
Section 1.3	Objectives.....	1

### Article 2 DEFINITIONS

Section 2.1	Definition of Terms.....	4
-------------	--------------------------	---

### Article 3 WETLAND PROTECTION STANDARDS AND PERMIT PROVISIONS

Section 3.1	General Standards.....	10
Section 3.1.1	Buffer Requirements.....	10
Section 3.1.2	Wetland Hydrology Protection.....	12
Section 3.1.3	Stormwater Management within Isolated Waters of Yorkville.....	12
Section 3.1.4	Discharge to Isolated Waters of Yorkville or Waters of the U.S.....	13
Section 3.1.5	Protection of Isolated Waters of Yorkville During Development.....	13
Section 3.1.6	Maintenance of Stormwater Management Facilities.....	13
Section 3.2	Wetland Permit Provisions.....	14
Section 3.2.1	Applicability.....	14
Section 3.2.2	Wetland Determination Requirement.....	14
Section 3.2.3	Pre-Submittal Meeting.....	14
Section 3.2.4	Wetland Permit Submittal Requirements.....	14
Section 3.2.5	Requirements for Wetland Delineation.....	16
Section 3.2.6	Wetland Permit Conditions.....	17

### Article 4 WETLAND IMPACTS AND MITIGATION REQUIREMENTS

Section 4.1	Unmitigable Wetland Impacts.....	19
Section 4.2	Wetland Mitigation Requirements.....	19
Section 4.2.1	General Mitigation Requirements.....	19
Section 4.2.2	Mitigation Hierarchy.....	20
Section 4.3	Wetland Mitigation Plan.....	21
Section 4.4	Wetland Mitigation Monitoring Protocol.....	22
Section 4.5	Wetland Mitigation Performance Standards.....	23
Section 4.6	Post Construction Submittal Requirements.....	24
Section 4.7	Mitigation Requirements for Non-performing Wetlands.....	25

### Article 5 LONG-TERM MAINTENANCE PROVISIONS

Section 5.1	Long-term Maintenance.....	28
Section 5.2	Transfer to City or Other Public Entity.....	28
Section 5.3	Transfer to Homeowner's or Similar Association.....	28
Section 5.4	Conveyance to a Person or Entity Specializing in Conservation.....	29



Section 5.5	Incorporation of Maintenance Obligations in Wetland Permit .....	29
<b>Article 6 FEES, ENFORCEMENT AND PENALTIES</b>		
Section 6.1	Fees and Application Review Times.....	31
Section 6.2	Enforcement .....	31
Section 6.3	Penalties and Legal Actions .....	31
<b>Article 7 GENERAL PROVISIONS</b>		
Section 7.1	Scope of Regulation .....	34
Section 7.2	Exemptions.....	34
Section 7.3	Severability.....	34
Section 7.4	Abrogation and Greater Restrictions .....	34
Section 7.5	Effective Date.....	34
<b>Article 8 VARIANCES AND APPEALS</b>		
Section 8.1	Variances .....	36
Section 8.2	Variance Conditions .....	36
Section 8.3	Appeals.....	37
<b>Article 9 ADMINISTRATION</b>		
Section 9.1	Responsibility for Administration .....	39
Section 9.2	Representative Capacity .....	39
Section 9.3	Service of Notice .....	39
<b>Article 10 PERFORMANCE SECURITY</b>		
Section 10.1	General Security Requirements .....	41
Section 10.2	Wetland Mitigation and Naturalized Basin Performance Security .....	41
Section 10.3	Performance Security .....	42
<b>Article 11 FEE-IN-LIEU OF WETLAND MITIGATION</b>		
Section 11.1	Fee-in-lieu of Wetland Mitigation.....	44
Section 11.2	Procedures and Use of Funds .....	44
APPENDIX A	WETLAND PERMIT APPLICATION AND PERMIT SUBMITTAL FLOWCHART	
APPENDIX B	WETLAND PERMIT SUBMITTAL CHECKLIST	
APPENDIX C	WETLAND MITIGATION PLAN CHECKLIST	

**Article 1**  
**Authority and Purpose**

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### **Section 1.1 Statutory Authority**

These regulations are enacted pursuant to the police powers granted to this City by The Illinois Municipal Code

### **Section 1.2 Findings**

The United City of Yorkville finds that Isolated Waters of Yorkville and Waters of the U.S. for the Fox River, Aux Sable, Blackberry Creek, and Rob Roy watersheds including their tributaries, are indispensable and fragile resources that provide many public benefits including maintenance of surface and groundwater quality through nutrient cycling and sediment trapping as well as flood and storm water runoff control through temporary water storage, slow release, and groundwater recharge. In addition, Isolated Waters of Yorkville provide open space; passive outdoor recreation opportunities; fish and wildlife habitat for many forms of wildlife including migratory waterfowl, and rare, threatened or endangered wildlife and plant species; and pollution treatment via biological and chemical oxidation processes.

Preservation of the remaining Isolated Waters of Yorkville and Waters of the U.S. in a natural condition shall be and is necessary to maintain hydrological, economic, recreational, and aesthetic natural resource values for existing and future residents of the United City of Yorkville, and therefore the City Council declares a policy of no net loss of Isolated Waters of Yorkville and Waters of the U.S. Furthermore the City Council declares a long-term goal of net gain of Isolated Waters of Yorkville and Waters of the U.S. to be accomplished through mitigation these regulations

### **Section 1.3 Objectives**

The principal objective of these regulations is the protection, preservation, replacement, proper maintenance, restoration, and use in accordance with the character, adaptability, and stability of the Isolated Waters of Yorkville in order to prevent their pollution or contamination; minimize their disturbance, and prevent damage from erosion, siltation, and flooding. Other objectives of these regulations include:

- Preserve and enhance the natural hydrologic and hydraulic functions and natural characteristics of watercourses and wetlands to protect water quality, aquatic habitats, provide recreational and aesthetic benefits, and enhance community and economic development
- Maintain and enhance the special aquatic resources of the City.
- Protect environmentally sensitive areas from deterioration or destruction by private and public actions
- Protect and improve surface water quality and promote best management practices of surface water runoff prior to entering lakes, ponds, wetlands, streams, and rivers
- Require planning for development to carry out water resource management including the protection of natural areas such as remnant woodland and prairie habitats, wetlands, waterways, steep topography, and highly erodible soils, in order to reduce potential impacts, or creation of unstable conditions that may promote erosion and degradation of ground and surface water quality.
- Coordination of and support for the enforcement of applicable federal, state, and county statutes, ordinances, and regulations pertaining to Waters of the U.S., floodplain regulations, and soil erosion and sediment control
- Establishment of standards and procedures for the review and regulation of the use of Isolated Waters of Yorkville
- A procedure for appealing decisions



**Article 2**  
**Definitions**

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## **Section 2.1 Definition of Terms**

Terms not specifically defined shall have the meaning customarily assigned to them.

**Agricultural land** is land predominantly used for agricultural purposes.

**Applicant** is any person, firm, or governmental agency who submits an application for a permit under these regulations and shall be responsible for meeting and complying with all conditions and standards of these regulations.

**BMP or best management practices** is a measure used to control the adverse stormwater related effects of development, and includes structural devices (e.g., swales, filter strips, infiltration trenches, level spreaders, and site runoff storage basins designed to remove pollutants), reduce runoff rates and volumes, and protect aquatic habitats. In addition, nonstructural approaches used to prevent contamination of runoff include planning and design practices that reduce impervious areas, provide comprehensive site planning, and implement buffer zones, setback requirements, easements, and critical areas. Other nonstructural approaches include public education and maintenance programs.

**Buffer** is an area of predominantly vegetated land adjacent to Isolated Waters of Yorkville and Waters of the U.S. that are to be left as open space for the purpose of providing stabilization, reduction of contaminants, and eliminate or minimize impacts to such areas. For all new development, buffer areas shall consist of deep-rooted native vegetation unless otherwise approved by the Staff.

**Category I wetland impact** means wetland impacts to Isolated Waters of Yorkville that are less than or equal to one (1) acre and does not impact high quality aquatic resources.

**Category II wetland impact** means wetland impacts to Isolated Waters of Yorkville that are greater than one (1) acre and does not impact high quality aquatic resources.

**Category III wetland impact** means wetland impacts to roadside drainage ditches or manmade stormwater management facilities that meet the definition of Isolated Waters of Yorkville.

**Category IV wetland impact** means wetland impacts for the restoration, creation, and enhancement of Isolated Waters of Yorkville provided that there are net gains in aquatic resource function.

**Category V wetland impact** means wetland impacts to high quality aquatic resources as defined in these regulations.

**Category VI wetland impact** means wetland impacts to farmed wetland.

**Channel** is any river, stream, creek, brook, branch, natural or artificial depression, ponded area, flowage, slough, ditch, conduit, culvert, gully, ravine, wash, or natural or manmade drainageway that has a definite bed and bank or shoreline, in or into which surface, groundwater, effluent, or industrial discharges flow either perennially or intermittently.

**Channel modification** is alteration of a channel by changing the physical dimensions or materials of its bed or banks, and includes damming, riprapping (or other armoring), widening, deepening, straightening, relocating, lining, and significant removal of bottom or woody rooted vegetation, but does not include the clearing of debris or removal of trash or dredging to previously documented thalweg elevations and sideslopes.

**City** is the United City of Yorkville.

**Developer** is a person, firm, or institution who creates or causes a development. The developer of any said development that is under these regulations shall be responsible for meeting and complying with all conditions and standards of these regulations.

**Development** is any manmade change to the land and includes –

- A the construction, reconstruction, repair, or replacement of a building or any addition to a building;
- B the installation of utilities, construction of roads, bridges or similar projects;
- C the construction or erection of levees, walls, fences, dams, or culverts;
- D drilling or mining activities;
- E the clearing of land as an adjunct of construction;
- F channel modifications, filling, dredging, grading, excavating, paving, or other nonagricultural alterations of the ground surface;
- G any direct or indirect wetland impacts including the removal of vegetation to the extent such that the wetland would no longer meet the criteria of supporting a dominance of hydrophytic vegetation as defined in the *1987 Wetlands Delineation Manual* except that which would be considered appropriate for management purposes;
- H any other activity of man that might change the direction, height, or velocity of flood or surface water, including the extensive removal of vegetation;
- I the storage of materials and the deposit of solid or liquid waste; and
- J the installation of a manufactured home on a site, the preparation of a site for a manufactured home, or the installation of a recreational vehicle on a site for more than 180 days

Development does not include maintenance of existing buildings and facilities such as resurfacing of roadways when the road elevation is not significantly increased or gardening, plowing, and similar agriculture practices that do not involve filling, grading, or construction of levees. Nor does development include agricultural uses, maintenance of existing drainage systems for the limited purpose of maintaining cultivated areas and crop production or for any agricultural uses or improvements undertaken pursuant to a written NRCS conservation plan

**Ecological restoration** is the re-establishment of a natural area or plant community via associated management practices such as prescribed burns, weed control, selective clearing, reintroduction of native plant species, etc.

**Endangered species** See Threatened and Endangered species.

**Ephemeral stream** is a stream whose bed elevation does not intersect with the groundwater table and carries flow only during and immediately after a runoff producing rainfall event.

**Ephemeral wetland** is a temporary wetland or shallow mudflat that supports a unique ecosystem. This also includes temporary and intermittent wetlands

**Erosion** is the process whereby soil is removed by flowing water, wave action, or wind.

**Farmed wetland** means wetlands that are identified by the NRCS in a Certified Wetland Determination as currently farmed, or have been farmed within 5 years previous to the permit application date, as defined in 7 CFR Part 12 (61 FR 47025)

**Fen** is a wetland community that occurs in areas where glacial formations are such that carbonate-rich ground water discharges at a constant rate along the slopes of kames, eskers, moraines, river bluffs, dunes, or in flats associated with these formations



**Floristic inventory** is a record of all existing vegetation within a defined project area. This includes all woody (trees and shrubs) as well as herbaceous plants, i.e., wildflowers and grasses

**Floristic Quality Assessment (FQA)** refers to a method of assessing landscapes based upon the existing vegetation. A useful method for determining the floristic quality of an area is through an analysis of the conservatism and diversity of species appearing in a plant inventory. Refer to floristic quality index and Mean C for further definition of terms

**Floristic Quality Index (FQI)** is a statistic derived by multiplying Mean C by the square root of the number of species inventoried. This parameter is correlated to the diversity and conservatism of native plant species present within a plant community as defined in *Plants of the Chicago Region*, 4<sup>th</sup> Ed. (Swink and Wilhelm, 1994)

**Forested wetland** is an area dominated by wetland plants that have a predominance of woody vegetation with periodic flooding. Two types of forested wetlands exist as defined by the Illinois Department of Natural Resources. The most common are areas adjacent to rivers and swamps with silver maple, sycamore, and cottonwood as predominant species and rotting logs littering the forest floor. Drier forested wetlands experience occasional flooding with oaks, elms and hickory as predominant species with a variety of annual and perennial plants that cover the forest floor.

**Functional assessment** is an assessment of a wetland's flood storage, water quality, wildlife habitat, and other beneficial functions

**Groundwater** is that water that is located within soil or rock below the surface of the earth.

**High Quality Aquatic Resources (HQAR)** means aquatic areas considered to be regionally critical due to their uniqueness, scarcity, and/or value, and other wetlands considered to perform functions important to the public interest, as defined in 33 CFR Part 320.4(b)(2). These resources include ephemeral pools, fens, forested wetlands, sedge meadows, seeps, streams rated Class A or B in the Illinois Biological Stream Characterization study, streamside marshes, wet prairies, wetlands that support Federal or Illinois endangered or threatened species, and wetlands with a native floristic quality index (FQI) of 25 or greater and a native Mean C value of 3.2 or greater.

**Hydric Soils** are formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper horizon of the soil.

**Hydrology** is the science of the behavior of water that includes its dynamics, composition, and distribution in the atmosphere, on the surface of the earth, and underground.

**Hydrologically disturbed** is an area where the land surface has been cleared, grubbed, compacted, or otherwise modified to alter stormwater runoff, volumes, rates, flow direction, or inundation duration.

**Index of Biotic Integrity (IBI)** is a biological stream characterization rating system that assesses the quality of a stream from the sum of 12 metrics based on fish population composition, quality, and abundance. The IBI value can range from 12 to 60 (low to high rating).

**Isolated Waters of Yorkville** means all wetlands; waterbodies such as ponds, lakes, streams, - including ephemeral and intermittent streams, and roadside ditches (that meet the criteria of wetland habitat as defined in the USACE 1987 *Wetlands Delineation Manual* and with a drainage area greater than 20-acres); farmed wetlands; and detention basins (that meet the criteria of wetland habitat); and are not under U.S. Army Corps of Engineers jurisdiction and are located within the limits of the United City of Yorkville or with any area under consideration for annexation into the United City of Yorkville

- A. The limits of Isolated Waters of Yorkville extend to the ordinary high water mark or the delineated wetland boundary.

- B Compensatory wetland mitigation created to meet these regulations or Section 404 of the Clean Water Act is not excluded.

**Intermittent stream** is a stream whose bed intersects the groundwater table for only a portion of the year on average or any stream that flows continuously for at least one month out of the year, but not the entire year

**Lake** is a body of water two or more acres in size that retains water throughout the year.

**Linear Waters of the U.S.** means wetlands along creeks, streams, rivers, ponds, lakes, or impoundments that are hydraulically connected to jurisdictional Waters of the U.S.

**Mean C** is the average coefficient of conservatism for a site. The concept of "conservatism" refers to the fundamental character of native plant species to display varying degrees of tolerance to disturbance, as well as varying degrees of fidelity to specific habitat integrity. As a result, each native species can be assigned a *coefficient of conservatism* (C value) ranging from 0 to 10, "weedy to conservative," reflecting its disposition within a defined geographic region

**Mitigation** is the measures that are taken to eliminate or minimize negative direct or indirect impacts caused from development activities, such as impact to Isolated Waters of Yorkville, by replacement of the resource.

**Native Mean Wetness** is the wetness value (W) designated to each species. This value defines the estimated probability of each species occurring in a wetland. Plants are designated as *Obligate Wetland* (OBL=-5), *Facultative Wetland* (FACW=-3), *Facultative* (FAC=0), *Facultative Upland* (FACU=3), and *Obligate Upland* (UPL=5)

**Natural area** is a landscape with a sufficient level of intact habitat structure and plant species composition to resemble a pre-settlement landscape, e.g., prairie, oak savanna, and other landscapes native to Kendall County

**NRCS** is the United States Department of Agriculture, Natural Resources Conservation Service

**Open Space** refers to undeveloped land that is protected from development by legislation or land that is to remain undeveloped for preservation purposes

**Pond** is a body of water less than two acres in size that retains a normal water level year-round.

**Qualified professional** is a person trained in one or more of the disciplines of biology, geology, soil science, engineering, or hydrology whose training and experience ensure a competent analysis and assessment of stream, lake, pond, and wetland conditions and impacts

**Relative Importance Value (RIV)** The RIV for each species is calculated by summing relative frequency and relative cover and dividing by 2. The RIV is calculated from data collected during the transect inventory.

**Roadside ditches** are drainage ditches created for the purpose of providing roadway drainage

**Runoff** is the water derived from melting snow or rain falling within a tributary drainage basin that exceeds the infiltration capacity of the soils for that basin.

**Seep** is a wetland, herbaceous or wooded, with saturated soil or inundation resulting from the diffuse flow of groundwater to the surface stratum.

**Site** is all of the land contemplated to be part of a coordinated development of one or more parcels.

**Staff** is the person designated by the City Administrator of the United City of Yorkville to administer and enforce these regulations

**Threatened and endangered species** for Kendall County as defined in the Illinois Natural Heritage Database

**USACE** is the United States Army Corps of Engineers.

**Valid wetland delineation** means an on-site wetland delineation that is conducted in accordance with the 1987 U.S. Army Corps of Engineers *Wetlands Delineation Manual* within three years of the initial permit application date

**Watershed** is the land area above a given point that contributes stormwater to that point.

**Waters of the U.S.** is a term that refers to those water bodies and wetland areas that are under the U.S. Army Corps of Engineers jurisdiction.

**Wetland** is land that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, under normal conditions, a prevalence of vegetation adapted for life in saturated soil conditions (known as hydrophytic vegetation). A wetland is identified based upon the three attributes: 1) hydrology, 2) soils, and 3) vegetation as mandated by the USACE 1987 *Wetlands Delineation Manual* methodology.

**Wetland impact** is the direct or indirect loss of Isolated Waters of Yorkville that results from implementation of a proposed activity. This includes Isolated Waters of Yorkville that are adversely affected by flooding, excavation, dredging, fill, drainage, hydrological disturbance, vegetation removal (other than for maintenance or restoration purposes), that results from implementation of a development activity or dumping, or non-permitted discharge of chemicals or other pollutants into Isolated Waters of Yorkville

**Article 3**  
**Wetland Protection Standards and Permit Provisions**

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### Section 3.1 General Standards

These regulations are for the region of the United City of Yorkville and based on the ecological characteristics of this region

#### Section 3.1.1 Buffer Requirements

- 1 Buffer areas shall be required for all areas defined as either Isolated Waters of Yorkville or Waters of the U.S. except for areas that meet a Category III definition. Isolated Waters of Yorkville are under the jurisdictional authority of the United City of Yorkville and these regulations and are defined in Section 2.1 of these regulations. Waters of the U.S. as defined in Section 2.1 of these regulations refers to areas that are under the jurisdictional authority and regulated by the United States Army Corps of Engineers (USACE).
- 2 Buffer areas are divided into two types, linear buffers and water body buffers. The following buffer requirements shall be met for all proposed development projects and provided for all wetlands except for areas meeting the definition of a Category III wetland (roadside ditches and manmade stormwater management facility, refer to Section 2.1). For areas under the jurisdiction of the USACE, the most stringent buffer requirements shall apply.
  - 1) Linear buffers shall be designated along both sides of the channel. The buffer width shall be determined as follows:
    - a. All channels except those determined to be High Quality Aquatic Resource (HQAR) shall be provided a minimum buffer of 30 feet. Also, five (5) additional feet of buffer shall be provided for each percent of buffer slope towards the channel that is greater than 10% up to a maximum of a 100-foot buffer. For example, a 30-foot buffer with a 20% slope will require an additional 50 feet of buffer for a total buffer width of 80 feet. The buffer slope shall be calculated as the average slope from the landward edge of the buffer to the top of bank of the channel or highest point in elevation immediately adjacent to the "waters", be it natural or artificial.
    - b. Streams rated Class A or B in the Illinois Biological Stream Characterization study or with an Index of Biotic Integrity (IBI) greater than 40 shall have a minimum buffer width of 100 feet on each side of the channel. (Initial IBI based on IEPA Illinois Water Quality Report. A site-specific IBI assessment may override this report)
    - c. For streambank stabilization projects, those projects that involve a change in land use shall apply the minimum 30 foot buffer and up to a maximum of 100 foot buffer criteria. If the project does not involve a change in land use, then a 10 foot buffer shall be required adjacent to all streambank stabilization work.
  - 2) Buffers shall encompass all wetlands greater than ¼ acre and determined not to be a high quality aquatic resource (HQAR). The buffer width shall be determined as follows:
    - a. For all wetlands with a total surface area greater than one quarter (1/4) acre with floristic quality values of native Mean C < 2.8 and/or native FQI < 20, and determined not to be a HQAR, a minimum buffer width of 30 feet shall be established. Also, five (5) additional feet of buffer shall be required for each percent of buffer slope towards the wetland that is greater than 10% up to a maximum of a 100 foot buffer.
    - b. For all wetlands with a total surface area greater than one quarter (1/4) acre with floristic quality values of native Mean C ≥ 2.8 and native FQI ≥ 20, and determined not to be a HQAR, a minimum buffer width of 50 feet shall be established. Also, five (5) additional feet of buffer shall be required for each percent of buffer slope towards the wetland that is

greater than 10% up to a maximum of a 100 foot buffer (Refer to Section 3.1 I 2(1)a for example of calculating additional buffer based on average slope towards the wetland)

- c For all wetlands regardless of size that meet the definition of a HQAR (ephemeral pools, fens, forested wetlands, sedge meadows, seeps, streamside marshes, wet prairies, wetlands supporting Federal or Illinois endangered or threatened species, and wetlands with a native floristic quality index (FQI) of 25 or greater and a native Mean C value of 3 2 or greater), shall have a minimum buffer width of 100 feet.
- 3 Buffer areas for all linear Isolated Waters of Yorkville or Waters of the U.S., shall extend from the top of bank. The buffer area for non-linear Isolated Waters of Yorkville or Waters of the U.S., except wetlands, shall extend from waters edge at normal water level. The buffer area for wetlands shall extend from the edge of the approved delineated wetland boundary. A site may contain buffer that originates from Isolated Waters of Yorkville or Waters of the U.S. on another property.
  - 4 Buffer averaging shall be permitted, at the discretion of the Staff, but at no time shall the buffer width at any given point be less than 50% of the required width, and provided that the total buffer area required is achieved. A reduction of buffer width shall not occur for any portion where the adjacent landscape has a slope towards the wetland, equal to or greater than 3:1; except if an existing barrier, e.g. earthen berm, is in place that slows and/or contains the surface water runoff toward the wetland. In such case, the existing barrier shall remain in place and be incorporated into the design. The barrier shall be maintained as part of the required buffer area.
  - 5 The requirement of buffers is strictly for preservation measures of wetlands and shall not constitute enhancement measures of existing wetlands for any mitigation requirements of said development.
  - 6 Buffers shall be established using appropriate deep-rooted vegetation, protected from direct and indirect disturbance, and shall be appropriately managed and maintained according to an approved plan as provided under Section 3.2.4. Buffers shall typically consist of native vegetation unless otherwise approved by Staff.
  - 7 If a buffer area is disturbed by permitted activities during construction, the buffer area shall be stabilized following the provisions of the United City of Yorkville's Soil Erosion and Sediment Control Ordinance and planted with appropriate vegetation as stated above.
  8. Access through buffer areas shall be provided, when necessary, for maintenance purposes. Unless otherwise dedicated for a public purpose or to a public entity, buffer areas shall remain private property and shall not be generally accessible for the public.
  9. Preservation of buffer areas shall be provided by deed or plat restrictions. Only public or quasi-public property, e.g. municipal, common Homeowners Association (HOA) lot lines shall be allowed within the limits of the buffer areas.
  - 10 Features of a stormwater management system approved by Staff may be allowed within the buffer area provided it is a naturalized detention basin that consists of a natural design shape as well as native plant communities, or other naturalized stormwater management feature and provided there is no direct discharge to the wetland habitat. A stormwater management feature shall be located, at a minimum, fifteen (15) feet from the edge of wetland, or top of bank for linear buffers. Discharge from the stormwater management feature shall be directed to the outside edge of the required buffer width to allow the full width of the buffer to be used for energy dissipation and water quality protection. Staff shall review and approve, as appropriate, well-designed stormwater management systems within the buffer area on a project by project basis.
  11. Stormwater discharges that enter a buffer shall have appropriate energy dissipation measures to prevent erosion and scour. These can include, but are not limited to; level spreaders, riprap, drop catch basins (plunge pools), or other measures as deemed appropriate by Staff.

12. All buffer areas shall be maintained free from development including disturbance of soil, dumping or filling, erection of structures, and placement of impervious surfaces except as follows:
- 1) A buffer area may be used for passive recreation (e.g., bird watching, walking, jogging, bicycling, and picnicking) and it may contain pedestrian or bicycle trails, provided that the created path is no wider than ten (10) feet. Paths or trails, excluding a mowed grass path, shall be located, at a minimum, fifteen (15) feet from the edge of wetland or stream. If the path leads to a wetland, it must be designed to prevent erosion.
  - 2) Paved surfaces including trails may not occupy more than 15% of the total width of the required buffer. If a paved path or trail width is greater than 15% of the buffer width, then the path width shall be added to the overall buffer width. (For example, an eight (8) foot paved trail is being installed within a 30-foot buffer. The paved trail width is greater than 15% of the buffer width (approximately 27%). Therefore, an additional eight (8) feet – the width of the path – shall be added to the overall required buffer width for a total buffer width of 38 feet). Where grass “mow strips” are desired adjacent to paths they shall be no wider than two (2) feet on each side of the path. An eight (8) foot high clearance zone must be provided, no plant material can overhang the path within this area.
  - 3) Limestone paths, as pervious surfacing, do not require additional buffer width but still require a two (2) foot clear zone on each side of the path. Limestone paths cannot be located near a habitat that can be affected by a potential change in soil pH. The path shall not erode into the natural area. Special precautions to eliminate this may require subdrainage, edging, compaction, etc.
  - 4) Utility maintenance and maintenance of drainage facilities and drainage easements shall be allowed provided the maintenance activity meets all other federal, state, and local regulations.

### Section 3.1.2 Wetland Hydrology Protection

1. Any development that may reasonably be expected to impact the recharge zone of a fen, seep, or other groundwater-driven wetland with vegetation characteristic of these habitats requires a higher level of protection. Due to the uniqueness and fragility of these habitats, the developer of any proposed development within potential recharge zones shall to the extent possible identify, maintain, and protect said recharge zones. Staff shall evaluate and determine if additional documentation is required on a case by case basis.

### Section 3.1.3 Stormwater Management within Isolated Waters of Yorkville

1. Stormwater management facilities shall only be allowed in areas that meet the definition of farmed wetlands or Isolated Waters of Yorkville that contain at a minimum, vegetative cover of  $\geq 75\%$  of one or more of the following species:
  - Reed Canary Grass (*Phalaris arundinacea*)
  - Purple Loosestrife (*Lythrum salicaria*).
  - Common Reed (*Phragmites australis*)
  - European or Common Buckthorn (*Rhamnus cathartica*).
  - Canada Thistle (*Cirsium arvensis*).
  - Narrow-leaved cattail (*Typha angustifolia*).
  - Sandbar willow (*Salix interior*)
- 1) The stormwater management facility shall be designed as a naturalized wetland basin that contains native vegetation communities and does not exceed a 4-foot bounce for the 100-year, 24-hour storm event. Mitigation credit for designed permanent open water area(s) shall not be granted for more than 20% of the overall required mitigation acreage. At the discretion of Staff, however, greater than 20% up to a maximum 50% mitigation credit for open water may be

applied for mitigation designs that create interspersions of open water with emergent wetland habitat. The area of the basin as measured between the contours corresponding to one (1) foot above NWL and two (2) feet below NWL shall be at least equal to the remaining impacted wetland acreage. The designed naturalized basin shall demonstrate an overall environmental improvement.

- 2) A naturalized buffer that contains appropriate native vegetation shall be provided, at a minimum, up to the High Water Level (HWL).
  - 3) A three (3) year management and monitoring plan shall be provided for the naturalized stormwater management facility. The management/monitoring plan shall include performance standards, which identify percent of seeded/planted species to be alive and apparent; vegetative cover of native, non-weedy species; and floristic quality for each monitoring year, monitoring methods, prescribed maintenance activities for the 3-year period, and long-term management provisions.
2. Staff may waive mitigation requirements for wetland impacts from the development of stormwater management facilities within wetland habitat if the designed naturalized wetland basin meets the above criteria. If the proposed stormwater management facility does not meet the above criteria, the mitigation requirements of Article 4 of these regulations shall apply.

#### **Section 3.1.4 Discharge to Isolated Waters of Yorkville or Waters of the U.S.**

1. There shall be no direct discharge of stormwater runoff to Isolated Waters of Yorkville or Waters of the U.S. without pre-treatment. Accepted methods of pre-treatment include, but are not limited to, created wetland detention basins, naturalized swales, biofiltration practices, and other measures that filter and/or detain runoff. It must be demonstrated that the proposed pre-treatment measure will remove a minimum of 80% total suspended solids (TSS) and prevent increases in water level fluctuations up to and including the 2-year event within the wetland. All discharges shall be to the wetland buffer. Pre-treatment measures may be located within the buffer with approval from the Staff. Appropriate energy dissipation measures, such as level spreaders, shall be provided to prevent erosion and scour.

#### **Section 3.1.5 Protection of Isolated Waters of Yorkville During Development**

1. All Isolated Waters of Yorkville designated for preservation shall be protected during development such that a FQI calculated two years after the commencement of development shall not be more than five (5) points less than the originally calculated FQI. The re-evaluation of all preserved wetlands shall be completed during a similar stage of the growing season as was conducted for the original assessment ( $\pm 30$  days). If final build out of all lots contiguous to Isolated Waters of Yorkville has not occurred, the re-evaluation of all preserved wetlands shall be repeated each year until completion of development. If there is a decrease in the FQI value for two consecutive years, and/or a  $> 5$  point drop in the FQI value from the original value, a wetland impact to Isolated Waters of Yorkville shall be assumed, and the mitigation requirements of Article 4 of these regulations shall apply.
2. The initial re-evaluation data shall be submitted to Staff during the second year after commencement of the development. All subsequent re-evaluation data shall be provided to Staff on an annual basis until final build out of the development has occurred.

#### **Section 3.1.6 Maintenance of Stormwater Management Facilities**

Dredging of stormwater management facilities that meet the definition of Isolated Waters of Yorkville for the purpose of periodic maintenance shall be allowed without the issuance of a Wetland Protection Permit given that the dredging activity will only re-establish the original design depths and measures shall be taken to preserve any wetland fringe and/or buffer (if applicable). If any disturbance to the wetland fringe is unavoidable, then the wetland fringe shall be restored with appropriate native vegetation. Dredging frequency



shall allow the habitat to be re-established. All applicable federal, state, and other local regulations and ordinances shall be met, and Staff shall approve maintenance activities prior to commencement of the activity. All spoils must be properly disposed of whether off site or on site.

### **Section 3.2 Wetland Permit Provisions**

#### **Section 3.2.1 Applicability**

1. No person, firm, corporation, governmental agency, or organized district shall commence any development regulated by the City on any lot or parcel of land without first submittal of applicable items presented in 3.2.2 and 3.2.4 and receipt of applicable permit.
2. No lot lines shall occur in created, restored, enhanced, or preserved Isolated Waters of Yorkville or Waters of the U.S. and their associated buffer areas.

#### **Section 3.2.2 Wetland Determination Requirements**

1. Development projects near water courses, depressional areas, wetlands or Waters of the U.S. identified on National Wetlands Inventory (NWI) map, Natural Resource Conservation Service wetland map, or as requested by the City shall provide a letter of findings from a qualified professional that identifies all Isolated Waters of Yorkville, Waters of the U.S., and natural areas on or within 100 feet of the project site. Identification of each of these areas shall include a floristic inventory and floristic quality assessment (FQA) data. Offsite wetlands or Waters of the U.S., within 100 feet of project site shall be assessed for vegetative quality and size to the extent feasible. If applicant demonstrates that access to offsite property was not obtainable, the Staff may waive the requirement for surveying of offsite wetland boundaries. If no wetlands are identified within the limits of the site or within 100 feet of the site, then a wetland determination letter of findings shall be submitted that contains a brief description of the plant communities present on site and a copy of the Natural Resources Information (NRI) Report prepared by the County Soil and Water Conservation District for the site. If Isolated Waters of Yorkville or Waters of the U.S. are identified within the limits of the site or within 100 feet of the site, a Wetland Permit Submittal following Section 3.2.4 shall be required. The survey shall be completed by an individual or firm carrying the Certified Wetland Professional in training credentials or Certified Professional Wetland Scientist, or other qualified professional as approved in writing by the City Planner.

#### **Section 3.2.3 Pre-Submittal Meeting**

1. It is recommended that the applicant schedule a pre-submittal meeting with Staff to review the proposed project, discuss submittal requirements and questions the applicant may have.
2. If the proposed development contains a HQAR, a pre-submittal meeting with Staff is mandatory.

#### **Section 3.2.4 Wetland Permit Submittal Requirements**

Appendix A contains the Wetland Permit Application and Permit Submittal Flowchart. Appendix B contains the Wetland Permit Submittal Checklist for use with the permit submittal requirements. With the filing of a Wetland Permit Application, the applicant and owner (if not the applicant) grants permission to Staff and his/her designees to access said property to assess site conditions for the review and assessment of the wetland permit submittal. The Wetland Permit Submittal shall provide the following:

1. A wetland delineation report as specified in Section 3.2.5.
2. A narrative report and Site Plan that demonstrates compliance with the provisions of Sections 3.1.1 through 3.1.5 of these regulations and specifies prescribed management activities, long-term management provisions and funding mechanism, and the long-term responsible party as presented in Article 5 of these regulations for the buffer area(s).

3. USACE statement of jurisdictional determination that identifies Waters of the U.S. and Isolated Waters of Yorkville for all wetlands on the development site. A copy of the letter shall be provided to Staff.
4. For proposed impacts only to Waters of the U.S. the following requirements shall be followed:
  - 1) Completion of the Wetland Permit Application as provided in Appendix A of these regulations
  - 2) Provide a copy of the USACE permit submittal for the proposed development or a letter from the USACE that states the proposed development does not require USACE authorization. Upon receipt of any USACE, Illinois Environmental Protection Agency (IEPA), and/or Illinois Department of Natural Resources Office of Water Resources (OWR) authorizations, the applicant shall provide a copy(s) to Staff.
  - 3) All wetland impacts that occur in the City's jurisdiction shall be mitigated for within the same watershed as the impact(s) at the mitigation ratio specified by the USACE for that development impact
  - 4) Provide a Soil Erosion and Sediment Control Plan that demonstrates compliance with the City's Soil Erosion and Sediment Control Ordinance
5. For proposed impacts only to Isolated Waters of Yorkville the following information shall be provided:
  - 1) Completion of the Wetland Permit Application as provided in Appendix A of these regulations
  - 2) A statement on the permit category of impacts to be used for the development project. The categories are as follows:
    - a. Category I: Wetland impacts less than or equal to one (1) acre and does not impact a HQAR
    - b. Category II: Wetland impacts greater than one (1) acre and does not impact a HQAR
    - c. Category III: Roadside ditches and stormwater management facilities that meet the definition of Isolated Waters of Yorkville.
    - d. Category IV: Wetland impacts for the restoration, creation, and enhancement of Isolated Waters of Yorkville as approved by Staff, provided that there are net gains in aquatic resource function
    - e. Category V: Wetland impacts that affect a HQAR
    - f. Category VI: Wetland impacts to farmed wetlands
  - 3) Documentation that the development is in compliance with the Illinois Department of Natural Resources' Endangered Species Consultation Program and the Illinois Natural Areas Preservation Act [520 ILCS 10/11 and 525 ILCS 30/17].
  - 4) Documentation that the development is in compliance with the U.S. Fish and Wildlife Service's consultation program under the Endangered Species Act
  - 5) A statement on the occurrence of any HQAR on or within 100 feet of the development site.
  - 6) Mitigation plan (if applicable) that meets the requirements of Article 4 of these regulations
  - 7) For Category II or Category V impacts only: A narrative of measures taken, in sequence, to avoid and minimize wetland impacts before mitigation is considered. Category II or Category V

impacts shall also require a detailed discussion of alternative analysis to avoid, minimize, and mitigate for wetland impacts to Isolated Waters of Yorkville

- 8) **For Category III impacts only:** A narrative of the measures taken to mitigate for lost water quality functions, such as the implementation of BMPs. Approval of appropriate BMPs will be at the discretion of Staff
  - 9) **For Category IV impacts only:** A narrative of the proposed plan that demonstrates net gains in aquatic resource functions
  - 10) **For Category VI impacts only:** A narrative of mitigation measures that will provide an environmental benefit, e.g. improved habitat, water quality, etc
  - 11) Soil erosion and sediment control measures following the City's Soil Erosion and Sediment Control Ordinance.
6. For proposed impacts to both Isolated Waters of Yorkville and Waters of the U.S., the wetland submittal shall include all applicable items within Section 3.2.4

### **Section 3.2.5 Requirements for Wetland Delineation**

Before any development in or near Isolated Waters of Yorkville or Waters of the U.S., a wetland delineation that identifies the boundaries, location, function, and applicable floristic quality of all onsite Isolated Waters of Yorkville and Waters of the U.S. as well as a floristic inventory and FQA data of natural areas on the project site shall be submitted. The presence and limits of wetland areas shall be determined by a valid wetland delineation conducted in accordance with the 1987 USACE *Wetlands Delineation Manual*. Delineations for permitting purposes shall generally be performed only during the period beginning the 2<sup>nd</sup> week of March and ending the first week of December. At the discretion of Staff, the acceptable delineation period may be modified due to unusual weather or other conditions. Any presence of farmed wetlands shall be determined by the Natural Resource Conservation Service (NRCS).

For Isolated Waters of Yorkville and Waters of the U.S. within 100 feet of the development property for which an on-site delineation is not possible, then wetlands identified on a NWI map may be sufficient.

The following are minimum requirements for the Wetland Delineation Report:

1. A plan shall be submitted that shows the exact location of Isolated Waters of Yorkville and Waters of the U.S. within the development boundaries. The wetland boundary shall be flagged in the field and in order to determine buffer and any applicable wetland mitigation requirements, the wetland boundary shall be surveyed.
2. An aerial photograph with wetland and development boundaries delineated
3. A copy of the following maps (most recent available) with the development boundary delineated:
  - 1) USGS topographic map.
  - 2) Kendall County soil survey map.
  - 3) NWI map
  - 4) FEMA floodplain map
4. Completed USACE data sheets with representative color photographs provided for each data point.
5. A description of each wetland habitat(s) that includes the following:
  - 1) FQA data that follows the methods provided in Swink, F. and G. Wilhelm's Plants of the Chicago Region (latest edition). In general, the floristic inventory shall be conducted between

May 15<sup>th</sup> and October 15<sup>th</sup> At the discretion of Staff, the acceptable vegetation assessment period may be modified due to unusual weather or other conditions. Floristic assessments conducted outside this time period may require additional sampling during the growing season to satisfy this requirement

- 2) Wildlife habitat assessment for each wetland that evaluates utilization of the wetland by wildlife, interspersed and structure of vegetative cover (number of plant communities, e.g., emergent marsh, wet prairie, seep, forested, etc., present within the wetland system), and ratio of vegetative cover to open water
  - 3) Description of the present functions provided by each wetland
6. For all farmed wetlands that are present within the project site, the NRCS Certified Wetland Determination Report shall be provided.

#### **Section 3.2.6 Wetland Permit Conditions**

1. Staff shall attach any additional reasonable permit conditions considered necessary to ensure that the intent of the Wetland Protection Ordinance will be fulfilled, to avoid, minimize or mitigate damage or impairment to, encroachment in, or interference with natural resources and processes within the protected wetlands or watercourses, or to otherwise improve or maintain the water quality.
2. Any change in the size or scope of the development and that affects the criteria considered in approving the permit as determined by Staff or City Council as applicable, may require the filing of a new wetland permit submittal
3. Any temporary, seasonal, or permanent operation that is discontinued for one (1) year shall be presumed to have been abandoned and the wetland permit automatically voided. Abandonment of the project may subject the permittee to forfeiture of the performance security.
4. Any permit granted under these regulations may be revoked or suspended by Staff or City Council, as applicable, after notice and an opportunity for a hearing, for any of the following causes:
  - 1) A violation of a condition of the permit
  - 2) Misrepresentation or failure to fully disclose relevant facts in the application
  - 3) A change in site condition(s) that requires a temporary or permanent change in the proposed activity
5. A developer who has received a wetland permit under these regulations shall comply with the following in connection with any construction or other activity on the property for which the wetland permit has been issued:
  - 1) Comply with the City's Soil Erosion and Sediment Control Ordinance.
  - 2) Maintain clear delineation of the protected wetlands and wetland buffers during the on-going development activities.
6. The wetland permit shall remain effective for two (2) years. The granting authority upon request by the permittee may approve a maximum one (1) year extension.



**Article 4**  
**Wetland Impacts and Mitigation Requirements**

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#### **Section 4.1 Unmitigable Wetland Impacts**

1. Wetlands of any size identified as having a FQI greater than or equal to 35 or mean C value of 35 or greater shall not be impacted via flooding, excavation, dredging, fill, drainage, or other hydrological disturbance, vegetation removal (other than for maintenance or restoration purposes) as part of any development or dumping, or non-permitted discharge of chemicals or other pollutants. The FQI is solely based on the wetland vegetation. To determine the floristic value of the wetland, buffers and adjacent plant communities shall not be included in the calculation.

#### **Section 4.2 Wetland Mitigation Requirements**

##### **Section 4.2.1 General Mitigation Requirements**

1. Mitigation shall be required for all impacts, regardless of size to Category V wetlands.
2. Mitigation shall be required for wetland impacts greater than or equal to  $\frac{1}{4}$  (0.25) acre to Isolated Waters of Yorkville defined under Category I, Category II, and Category VI wetland impacts.
3. Mitigation shall provide for the replacement of the wetland habitat impacted due to development activities at the following ratios (creation acreage to wetland impact acreage):
  - 1) A minimum of 1.5:1 for wetland impacts under Category I or II that are not to a HQAR and are mitigated on-site.
  - 2) A minimum of 1:1 for wetland impacts under Category VI and are mitigated on-site.
  - 3) A minimum of 10:1 for wetland impacts that are to a HQAR under Category V and are mitigated on-site.
4. Wetland impacts covered under Category III will not require mitigation *per se*, but at a minimum, shall replace the water quality functions through BMP's as approved by Staff.
5. No mitigation is required for Category IV wetland impacts provided the restoration, creation, or enhancement contributes a net gain of aquatic resource function(s). Category IV wetland impacts, however, shall be required to provide all Wetland Permit Submittal Requirements, as applicable, following Section 3.2.4 of these regulations.
6. Wetland mitigation shall be designed wherever possible to restore wetland hydrology to historic hydric soils that have been drained or dewatered. Grading activities for wetland creation and/or restoration should be minimized.
7. Mitigated wetlands shall be designed to optimize hydrologic stability and native species diversity. Designed permanent open water area(s) shall not constitute more than 20% of the required mitigation acreage. At the discretion of Staff, however, greater than 20% up to a maximum 50% mitigation credit for open water may be applied for mitigation designs that create interspersions of open water with emergent wetland habitat.
8. Any creation of wetlands for required mitigation shall take place only within areas that are not of a remnant plant community, wetlands, or other natural areas.
9. Enhancement within existing wetlands may be used as part of the mitigation credits, provided that at a minimum, wetland creation and/or restoration is at a 1:1 ratio, the mitigation creation/restoration is provided on-site, and the impacted wetland(s) does not meet the definition of HQAR. Mitigation credit for enhancement measures will be at a 0.25:1 ratio (0.25 acre credit for every 1.0 acre enhanced).

10. All wetland mitigation areas shall be buffered according to the requirements of Section 3.1.1. No buffer is required for that portion of a wetland mitigation area that is adjacent to an existing preserved wetland.
11. A five-year wetland mitigation irrevocable letter of credit in favor of the City or equivalent security for 110% of mitigation cost following the provisions of Article 10 of these regulations shall be submitted prior to receipt of the permit.
12. For those impacts that will have a total wetland impact of less than or equal to 1.0 acre and not affect a HQAR, the fee-in-lieu of mitigation option may be required by the City. Conditions under which the fee-in-lieu option may be required include, but are not limited to:
  - 1) There are no other on-site or immediately adjacent wetlands that could be expanded.
  - 2) The total size of the impacted wetland is 2.0 acres or less and due to development conditions, the long-term viability of the wetland is questionable.

In addition, the fee-in-lieu option may be used by the developer for wetland impacts; this will be at the discretion of Staff and City Council. Fees paid in lieu that are not required by Staff and City Council, shall be comparable to the cost of mitigation off-site, but within the same watershed as the wetland impact, including land costs. The mitigation rate shall be 1 ½ (1.5) times the on-site required mitigation acreage for calculation of the estimate of probable mitigation cost for non-HQAR sites. The mitigation rate shall be 3.0 times the on-site required mitigation acreage for calculation of the estimate of probable mitigation cost for HQAR sites. Fees paid in lieu that are required by City Council with Staff's recommendation shall be comparable to the cost of on-site mitigation, including land costs.

13. Wetland impacts occurring prior to issuance of a Wetland Permit shall presume the wetland disturbed was a HQAR and shall require mitigation at a minimum rate of 10:1.

#### **Section 4.2.2 Mitigation Hierarchy**

All mitigation shall occur within the limits of the City's jurisdiction. For the off-site mitigation purposes of these regulations, wetland mitigation shall occur within the same primary watershed (Aux Sable or Fox River) as the wetland impact, unless there is an available wetland mitigation bank within the sub-watershed corresponding to the impact (Blackberry, Rob Roy). Mitigation shall use the following hierarchy:

1. On-site wetland mitigation is preferred, but only if the applicant can document that the mitigation can expand the extent or improve the quality of other existing, undisturbed on-site or immediately adjacent wetlands or on-site mitigation will create or restore a wetland equal to or greater than 1.5 acres in size. On-site mitigation shall meet the requirements of Article 4 of these regulations.
2. Off-site wetland mitigation within the same primary watershed as the wetland impact or within an approved wetland mitigation bank located within the primary watershed when on-site mitigation is not feasible. Required mitigation acreage shall be the on-site required mitigation acreage. Off-site created or restored wetland mitigation shall meet the requirements of Article 4 of these regulations.
3. Mitigation as a fee-in-lieu payment option that is not required by the City. The mitigation rate shall be 1 ½ (1.5) times the on-site required mitigation acreage for calculation of the estimate of probable mitigation cost for non-HQAR sites, 3.0 times for HQAR sites.
4. Off-site wetland mitigation within the same primary watershed as the wetland impact and meets the requirements of Article 4 of these regulations or within an approved wetland mitigation bank located within the primary watershed. Required mitigation acreage shall be 1 ½ (1.5) times the on-site required mitigation acreage for non-HQAR sites, 3.0 times for HQAR sites.



- 5 Off-site wetland mitigation and outside the primary watershed of the wetland impact or within an approved wetland mitigation bank located outside the primary watershed shall require three (3) times the on-site required mitigation acreage and meet the requirements of Article 4 of these regulations

#### **Section 4.3 Wetland Mitigation Plan**

- 1 In addition to the requirements of Article 3, if wetland mitigation is required a wetland mitigation plan shall be submitted Refer to Appendix C for the wetland mitigation plan checklist. At a minimum, the wetland mitigation plan shall contain the following
- 1) Narrative description of wetland impacts and proposed mitigation. Include a summary table with acreage for each existing wetland, proposed impact, and proposed mitigation
  - 2) A narrative of the proposed plan that includes a description of the proposed hydrologic regime, planting plan, soils, and site geomorphology, where applicable
  - 3) Provide a Wetland Mitigation Plan Graphic that depicts each wetland impact and all proposed wetland mitigation and limits of required wetland buffer areas and contains the planting plan for each proposed plant community, existing and proposed grades with 1-foot contour lines, protection measures for all preserved wetlands, and location of water level structures, BMPs (if applicable)
  - 4) Specifications for wetland mitigation, which includes but is not limited to the following:
    - a. Earthwork - rough and final grading, allowable compaction limits, treatment of compacted soils, and topsoil placement
    - b. Compliance with the City's soil erosion and sediment control ordinance
    - c. Water control structures, if applicable.
    - d. BMP design and implementation if proposed within wetland buffer area
    - e. Seed/plant installation that includes seed/plant bed preparation; procurement, list of plant material by scientific and common name including seeding and planting rates for each designated plant community, initial maintenance requirements and warranty performance criteria, and any special planting provisions.
  - 5) Provide a proposed implementation schedule that includes site preparation, installation of soil erosion and sediment control measures, planting schedule, and post-planting maintenance and monitoring schedule that indicates approximate month and year for each of the proposed activities.
  - 6) Provide a maintenance and monitoring plan that identifies activities during the 5-year monitoring period and follows the requirements of Sections 4.4 and 4.5 of these regulations. Activities should include, but not limited to, control of undesirable plant species, herbivore control, trash removal, prescribed burn management, enhancement planting, bi-annual monitoring events, and any other necessary activities.
  - 7) All wetland mitigation shall include a plan for the long-term management and maintenance of the preserved wetlands, mitigation wetlands, and their associated buffers. This plan shall include a description of the sources of funding, and designation of the long-term responsible party that follows the provisions of Article 5 and as approved by Staff In addition, the long-term management plan shall identify long-term management strategies that include but not limited to prescribed burn management for all applicable portions of the mitigation If burn management is

not utilized, documentation shall be submitted that specifies the reasons why burn management will not be used and describes alternative management strategies that are known to be effective. Alternatives such as herbicide application or weed pulling shall be applied with Staff approval.

- 8) If the owner is different than the applicant, identify the owner of the site and provide a written assurance from the owner that the applicant has permission to use the site for mitigation

#### Section 4.4 Wetland Mitigation Monitoring Protocol

- 1) Following the general USACE guidelines, a 5-year mitigation monitoring period shall be required to assess the success of the mitigation. The first monitoring year is considered the first full growing season after planting. In general, if the full mitigation plan including seeding/planting is completed by end of May in a particular year, that year can be considered the first monitoring year. If installation is not completed until later in the growing season, then the first monitoring year will be the next calendar year.
- 2) Provide a description of a monitoring protocol that meets the following provisions.

##### 1) General Sampling Methods

- a. Monitoring for every year of the required monitoring period shall include two (2) monitoring events: one in late spring (May – mid-June) and the second during the late summer period from mid-August to mid-October.

The purpose of the spring visit is a qualitative assessment of the mitigation site, accomplished through meander search methodology throughout the entire mitigation area, including the buffer area, and inventories of vegetation across the different plant communities/zones. Denote any site conditions where land management should be addressed (e.g., weed control, herbivory impacts, soil erosion, and sedimentation impacts). The spring site visit shall be documented in a field report as described in Section 4.6.

- b. The second monitoring event shall provide a more detailed qualitative assessment, and conduct quantitative sampling along transect lines and document site conditions with photographs that are taken at permanent photo stations.

The general inventory and FQA data shall be compiled and summarized in the annual monitoring report as described in Section 4.6.

##### 2) Transect Sampling Methods

- a. Generally, at least one (1) transect line shall be established within each of the proposed wetland mitigation areas and within each plant community across the mitigation site, including one in the buffer area. Transect locations shall be documented so that sampling can be repeated year to year.
- b. A sufficient number of quadrants shall be sampled along each transect line to provide full representation of the plant community. In general, a minimum of ten (10) 0.25 square meter quadrants per transect is sufficient. Quadrant intervals and number will depend on the size and uniformity of the plant community.

The sampling procedure includes the recording of all plant species within the quadrant and the assignment of a cover value. For further detail of the sampling method refer to the "Monitoring Vegetation" chapter in The Tallgrass Restoration Handbook: for prairies, savannas, and woodlands (Packard, S. and Mutel, C. 2005).

From these data, the Mean C, FQI, and relative importance values (RIV) are generated and are to be compared with results of the previous monitoring events.

3) Additional Monitoring Parameters

In addition to the FQA method stated above, some projects may require additional monitoring parameters for the mitigation and/or preserved wetland(s) such as hydrology, wildlife, etc. The requirements of additional monitoring parameters shall be reviewed and required (if any) by Staff on a project by project basis

4) Preliminary Wetland Delineation

A preliminary wetland delineation of the mitigation wetland(s) boundary shall be conducted during the third (3<sup>rd</sup>) year of monitoring. The extent of developed wetland shall be based on the prevalence of hydrophytic vegetation. If the delineated wetland acreage deviates negatively, 10% or greater than the required mitigation acreage, the developer shall be required to prepare and submit a Remedial Action Plan to Staff. Refer to Section 4.7 Mitigation Requirements for Non-performing Wetlands.

5) Final Wetland Delineation.

A final wetland delineation of the mitigation wetland(s) boundary shall be conducted during the fifth (5<sup>th</sup>) monitoring year

**Section 4.5 Wetland Mitigation Performance Standards**

1. Erosion Control – A biodegradable erosion blanket shall be used for areas up to the 2-year stage and a temporary cover crop shall be seeded within the wetland mitigation, which includes the buffer area above the 2-year stage, within seven (7) calendar days of completion of construction activities. If the developer is unable to comply with the 7-day requirement then the developer shall follow the City's Soil Erosion and Sediment Control Ordinance. Any additional soil and erosion control measures shall be in accordance to the City's Soil Erosion and Sediment Control Ordinance

2 Floristic Quality Assessment

1) General Inventory

- a. By the end of the third full growing season, 30% of the seeded species and 90% of the plugged species should be present; and native Mean C and native FQI values shall be greater than or equal to 2.5 and 15, respectively, for each installed plant community
- b. By the end of the fifth full growing season, 40% of the seeded species and 80% of the plugged species should be present. The native Mean C and FQI values shall be equal to or greater than 3.2 and 20, respectively, as measured for each plant community type that comprises the mitigation area, including the native plant community within the buffer area. The native Mean C and FQI values should increase each successive year after installation.
- c. By the end of the fifth full growing season, the native Mean W shall be less than or equal to zero (0) for each of the wetland communities.

Generally, prior to the fifth monitoring year, the FQA data presented in the annual report should reflect a positive trend in floristic metrics in order to be confident that the mitigation shall meet the stated performance standards in the fifth year. If the mean wetness coefficient is greater than zero (0), this is an indication that wetland conditions are not developing. If the native Mean C has not increased from the previous year's monitoring

results, this is an indication that additional management activities may be required. It is in the permittee's best interest to take necessary measures early in the project in order to ensure compliance with the proposed wetland mitigation

2) Transect Inventory.

- a. The RIV of total native plants should increase each successive year after installation

Generally, at the transect level there should be a positive trend in the floristic metrics for the mitigation monitoring period. If such a trend is observed, one can conclude that for a particular plant community all reasonable measures have been taken to manage that area

3. General Standards

- 1) By the end of the third full growing season, there shall be no area, across the entire mitigation site, greater than 1 square meter that is devoid of vegetation, as measured by aerial coverage, unless specified in the approved mitigation plan. Overall aerial coverage must be 90%, and seedlings of at least 50% of all seed species found.
- 2) By the end of the fifth full growing season, there shall be no area, across the entire mitigation site, greater than 0.5 square meter that is devoid of vegetation, as measured by aerial coverage, unless specified in the approved mitigation plan. Overall aerial coverage must be 99%, and seedlings of at least 40% of all seed species found.
- 3) By the end of the fifth full growing season, none of the three most dominant plant species in any of the communities that comprise the mitigation site, which includes the buffer area, may be non-native or weedy species including, but not limited to, Reed Canary Grass, Common Reed, Kentucky Blue Grass, Purple Loosestrife, Narrow-leaved cattails, Sandbar Willow, Field Thistle, sweet clover, woody shrubs such as buckthorn, Eurasian honeysuckles, European High Bush Cranberry, and other non-native, weedy species
- 4) By the end of the fifth full growing season, the proposed wetland acreage as depicted in the approved plan shall have been achieved. The extent, or deficiency of wetland acreage, that has not been achieved, is the extent to which the developer shall be liable. Refer to Section 4.7 Mitigation Requirements for Non-performing Wetlands
- 5) Should the developer choose to provide additional required mitigation credits via creation, restoration, or enhancement measures, the developer shall be required at a minimum, to maintain and monitor the creation, restoration, or enhancement wetland(s) for an additional three (3) years. Should the developer choose to provide enhancement measures, the developer shall provide baseline floristic data of the proposed enhancement wetland(s).
- 6) Additional Proposed Criteria – Depending upon the mitigation plan submitted there may be additional criteria required to supplement the above standards. These shall be evaluated on a project by project basis.

**Section 4.6 Post Construction Submittal Requirements**

1 Submit as-built conditions to Staff for review and approval as identified below

- 1) Final Grading – upon completion of final grading but before planting, submit certified as-built plans with benchmarks that depict elevations in the mitigation area(s), including invert elevations of all water control structures. The normal water level elevation and resulting acreage of open water, if applicable, shall be specified. Provide a narrative explanation for any deviation from

the approved mitigation plan. If the grades are not within 0.2'± of the approved plan, the permittee may be responsible for taking necessary corrective measures.

- 2) Vegetation – submit a list of the actual species seeded and planted by scientific and common names for each community zone, including the quantity of each species installed (seed weight/acre, number of plugged plants/acre), dates of seeding and/or planting, source of stock, and the installation method(s). The vegetation as-built submittal shall include the Wetland Mitigation Plan graphic that demarks the limits of each community zone installed and identifies any revisions to the planting plan.

## 2 Monitoring Reports

- 1) Field reports shall be prepared and submitted to Staff within four (4) weeks of the spring monitoring visit. The field report shall include a brief description of existing site conditions and proposed management activities that should be addressed during the present growing season.
- 2) Annual monitoring reports shall be prepared and submitted to Staff by December 30<sup>th</sup> of the monitoring year. The annual reports shall include the FQA data and discussion of FQA results, when applicable, discussion of adherence to the appropriate performance standards, narrative of the general site conditions, identification of management activities that occurred during the growing season, recommended management activities to occur over the successive 12-month period, and photographs from the established photo stations.

The first year monitoring report shall also include a description of the transect line locations as well as a graphic of the Wetland Mitigation Plan that denotes the location of all established transect lines and permanent photo stations.

Years 3 and 5 monitoring reports shall include the results of the surveyed wetland delineation including completed data forms and a graphic that depicts the location of data points.

## Section 4.7 Mitigation Requirements for Non-performing Wetlands

1. If the Preliminary Wetland Delineation, performed during the third monitoring year, determines that the delineated wetland acreage deviates negatively, 10% or greater than the required mitigation acreage, the developer shall be required to prepare and submit a Remedial Action Plan to Staff. The Remedial Action Plan shall address measures that will be undertaken to resolve the lack of wetland habitat. A Remedial Action Plan shall be submitted to Staff within sixty (60) days of submitting the preliminary wetland delineation findings. If the developer fails to comply with the provisions of this section, the City may draw upon the required performance security following the provisions of Article 10 of these regulations to remediate the mitigation site conditions.
2. If the Final Wetland Delineation, performed during the fifth monitoring year, determines that the delineated wetland acreage does not meet the required mitigation wetland acreage, Staff may require an extension of the 5-year monitoring period, payment of fee-in-lieu equivalent to the costs associated with the construction, planting, monitoring and maintenance of the wetland acreage that is lacking, or request other measures to meet the intention, requirements, and spirit of these regulations. Failure to meet the required wetland acreage shall be reviewed and measures required on a project by project basis.
3. In addition, if Staff or his/her agent determines that the wetland mitigation does not meet the Wetland Mitigation Requirements of Section 4.2 and the Wetland Mitigation Performance Standards of Section 4.5, the developer shall meet with Staff to determine the acceptable means by which the developer shall meet his/her wetland mitigation obligation(s). Based upon the review and decision of Staff and City Council, the developer may be required to:

- 1) Continue management and enhancement measures of the mitigation area(s) for a specified period beyond the 5-year monitoring for the improvement of vegetative quality and diversity in order to meet the required performance standards of these regulations
  - 2) Provide additional mitigation credits through enhancement measures for other existing wetland(s)
  - 3) Provide funding into the fee-in-lieu program.
- 4 If Staff and City Council requests that the developer meet his/her mitigation requirements via payment in-lieu, Staff shall make an estimate of the probable cost of mitigating for the deficiency in performance. Staff shall have the right to draw on the performance security the amount of funds appropriate to remedy the wetland mitigation to meet the performance standards, conditions, and wetland protection standards of these regulations. The remainder of the performance security shall then be released. The amount withheld for remedy of the mitigation shall be deposited in the fund created under and expended in the manner described in Article 11.

**Article 5**  
**Long-Term Maintenance Provisions**

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### **Section 5.1 Long-term Maintenance**

- 1 Unless maintenance responsibility has been delegated to and accepted by another person under this section, the owner shall maintain that portion of the preserved and mitigation wetlands and their associated buffers. With the approval of the Staff the preserved and mitigation wetlands and their associated buffers may be:
  - 1) Dedicated or otherwise transferred to and accepted by the City or other public entity.
  - 2) Conveyed or otherwise transferred to and accepted by a homeowner's association, or similar entity, with the members being the owners of all lots or parcels comprising the development.
  - 3) Conveyed to a person or entity that specializes in conservation and protection of wetlands.

### **Section 5.2 Transfer to City or Other Public Entity**

- 1 If any portion of the preserved and mitigation wetlands and their associated buffers is to be dedicated or otherwise transferred to the City or other public entity under Section 5.1.1, appropriate easements for ingress and egress and maintenance of such portions shall be reserved for the benefit of such entity on the final plat.

### **Section 5.3 Transfer to Homeowner's or Similar Association**

- 1 If any portion of the preserved and mitigation wetlands and their associated buffers is to be conveyed or otherwise transferred to a homeowner's or similar association under Section 5.1.2 then:
  - 1) Appropriate easements for ingress and egress and maintenance of such portions shall be reserved for the benefit of such association and the City on the final plat
  - 2) The association shall be duly incorporated and a copy of the Certificate of Incorporation, duly recorded, and bylaws and any amendment to either of them, shall be delivered to Staff
  - 3) The bylaws of the association shall, at a minimum, contain the following:
    - a A provision acknowledging and accepting the association's obligation to maintain those portions of the preserved and mitigation wetlands and their associated buffer areas conveyed or otherwise transferred to it under these regulations
    - b A mechanism for imposing an assessment upon the owners of all of the lots or parcels comprising the development that is sufficient, at a minimum, to provide for the maintenance of those portions of the preserved and mitigation wetlands and their associated buffers conveyed or otherwise transferred to it under these regulations, and the payment of all taxes levied thereon. A Special Service Area shall be established for the development area to provide an ongoing revenue source in the event that the homeowners association is not managing the wetland
    - c A provision adopting the plan of long-term maintenance set forth in the application for a wetland permit, with approved amendments
    - d A provision identifying the officer of the association responsible for carrying out the obligations imposed upon the association under these regulations
    - e A provision requiring the consent of the City to any amendment of the bylaws changing any of the provisions of the bylaws required by these regulations.
    - f A provision requiring the consent of the City to the dissolution of the association.



- 4) Any conveyance or other instrument of transfer delivered under Section 5.1 2 shall include a covenant that imposes upon the association the obligations set forth in this section and the association's affirmative acceptance thereof.

#### **Section 5.4 Conveyance to a Person or Entity Specializing in Conservation**

- 1) If any portion of the preserved and mitigation wetlands and their associated buffers are to be conveyed to a person or entity under Section 5.1 3 then:
  - 1) Appropriate easements for ingress and egress and maintenance of such portions shall be reserved for the benefit of the City on the final plat.
  - 2) The final plat shall contain a legend imposing the maintenance obligations of this section upon the grantee and his successors in interest as a covenant running with the land and incorporating by reference the plan of long-term maintenance set forth in the application for a wetland permit, with approved amendments.
  - 3) The final plat shall contain a legend reserving the right of the City to enter upon the land to perform the maintenance required in this section if the owner does not do so and to place a lien against the land for the cost thereof.
  - 4) A Special Service Area shall be established for the development area to provide an ongoing revenue source in the event that the person or entity is not managing the wetland.
  - 5) Any conveyance delivered under Section 5.1 3, and any subsequent conveyance, shall include a covenant that imposes upon the grantee the obligations, restrictions and provisions set forth in this section and the grantee's affirmative acceptance thereof

#### **Section 5.5 Incorporation of Maintenance Obligations in Wetland Permit**

- 1) The provisions of this section shall be incorporated by reference in the wetland permit and the developer's acceptance of the permit shall be deemed to be the developer's acceptance and assumption of the obligations imposed under this section. The developer shall record such obligations on the deed.

**Article 6**  
**Fees, Enforcement and Penalties**

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### **Section 6.1 Fees and Application Review Times**

1. Applications for a wetland permit under these regulations shall be accompanied by a non-refundable administrative application fee in an amount of \$100. In addition, the developer shall provide a minimum review deposit in the amount of \$5,000 that will be drawn on for the hourly fee invoices of outside consultant(s) who may be retained by the United City of Yorkville in connection with the review of the application. In the event the review deposit is drawn down to less than \$1,000, the developer shall be required to provide an additional deposit to re-establish the deposit balance to \$5,000. In the event the cost of the services of the consultant(s) is less than the review deposit, the developer shall be refunded the balance. A denial of an application for a wetland permit shall not affect the developer's obligation to pay the review fee provided for in this Section.
2. Additional fees for wetland mitigation construction administration and review will be covered under the Administration Fee based on the approved estimate of costs.
3. Permit applications shall be approved or denied within 30 business days of a complete permit submittal; if written approval or denial of the permit has not been received within 30 business days, the permit application shall be assumed to be approved. The application review period begins once all submittal items are provided to Staff.

### **Section 6.2 Enforcement**

1. One of the primary duties of Staff or his/her agent shall be the review of all wetland submittal applications and issuance of wetland permits for those projects that are in compliance with the provisions of these regulations. Staff shall be responsible for the administration and enforcement of these regulations.
2. Staff or his/her agent, officer, or employee shall have authority under these regulations to enter upon privately owned property for the purposes of inspecting any development activity to ensure the activity conforms with requirements, standards, and provisions of these regulations and/or the terms and conditions of an issued wetland permit.
3. If a wetland mitigation area is constructed as part of the wetland permit, Staff or his/her agent shall at a minimum perform the following inspections:
  - 1) After final grading and before seeding or plant installation.
  - 2) After seeding and plant installation.
  - 3) Annual inspections during the 5-year monitoring and maintenance period.

### **Section 6.3 Penalties and Legal Actions**

1. Whenever Staff or his/her agent finds a violation of these regulations, or of any permit or order issued pursuant thereto, Staff or City Council, as applicable, may issue a stop-work order on all development activity on the subject property or on that portion of the activity that is in direct violation of the Ordinance or withhold issuance of a Certificate of Occupancy, permits or inspection until the provisions of these regulations, including any conditions attached to a wetland permit, have been fully met. Staff shall issue an order that (1) describes the violation (2) specifies the time period for remediation, and (3) requires compliance with these regulations prior to the completion of the activity in violation. Failure to obey a stop-work order shall constitute a violation of these regulations.
2. In the event a violation involving illegal alteration of an Isolated Waters of Yorkville as protected under these regulations, the City shall have the power to order complete restoration of the Isolated Waters of Yorkville by the person or agent responsible for the violation. If such responsible person or agent does not prepare and submit a restoration plan for review and approval by Staff within 30 days of notice of violation, the City shall have the authority to restore the affected Isolated Waters of Yorkville to their prior condition wherever possible, and the person or agent responsible for the original violation shall be held liable to the City for the cost of such restoration.

- 3 In addition to the rights and remedies herein provided to the City, any person violating any of the provisions of these regulations shall be subject to a fine in an amount not exceeding Seven Hundred and Fifty Dollars (\$750.00) for each offense. Each calendar day a violation continues to exist shall constitute a separate offense.

**Article 7**  
**General Provisions**

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### **Section 7.1            Scope of Regulation**

- 1    These regulations applies to all new development as well as any dumping or non-permitted discharge of chemicals or other pollutants into Isolated Waters of Yorkville within the United City of Yorkville and all new development within an area under consideration for annexation into the United City of Yorkville. Any person undertaking a development having a wetland on the project site or a wetland within 100 feet of the project site shall obtain a wetland permit from Staff. This includes any new development on partially developed sites

### **Section 7.2            Exemptions**

- 1    These regulations do not apply to:
  - 1) Development which has obtained preliminary or final plat approval within the past 12 months before the effective date of these regulations
  - 2) Wetland impacts that have occurred before the effective date of these regulations.

### **Section 7.3            Severability**

- 1    The provisions of these regulations shall be severable in accordance with the following rules:
  - 1) If any court of competent jurisdiction shall adjudge any provision of these regulations to be invalid, such judgment shall not affect any other provision of these regulations
  - 2) If any court of competent jurisdiction shall adjudge to be invalid the application of any provision of these regulations to a particular parcel of land or a particular development, such judgment shall not affect the application of said provision to any other land or development

### **Section 7.4            Abrogation and Greater Restrictions**

- 1    These regulations are not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Where these regulations and other ordinances, easements, covenants, or deed restrictions conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
2.   When provisions of these regulations differ from any other applicable law, statute, ordinance, rule, or regulation, the more stringent provision shall apply

### **Section 7.5            Effective Date**

These regulations shall be in full force and effective from and after its passage, approval, and publication according to law. The effective date of these regulations is January 8, 2008

**Article 8**  
**Variances and Appeals**

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### **Section 8.1           Variances**

- 1   The developer may apply to the City Council for a variance. The City Council shall have the authority to grant variances from these regulations, but only in compliance with the procedures set forth in Section 8.1.
- 2   The petition for a variance shall accompany or follow an application for a Wetland Permit and shall include all necessary submittal items.
- 3   Every variance petition filed pursuant to this Section 8.1 shall provide the following information:
  - 1) The specific feature or features of the proposed construction or development that require a variance.
  - 2) The specific provision(s) of these regulations from which a variance is sought and the precise extent of the variance therefrom.
  - 3) A statement of the characteristics of the development that prevent compliance with the provisions of these regulations.
  - 4) A statement that the variance requested is the minimum variance necessary to permit the development.
  - 5) A statement as to how the variance requested satisfies the standards set forth in Section 8.1.4 of these regulations.
- 4   The City Council may grant such petition for a variance only when it is consistent with the general purpose and intent of these regulations and when the development meets the majority (four or more) of the following conditions:
  - 1) The relief requested is the minimum necessary and there are no means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit the reasonable continuation of the development.
  - 2) Demonstration that failure to grant the variance would result in exceptional hardship to the developer. Economic hardship is not a valid reason to request a variance.
  - 3) The variance is not requested solely for the purpose of increasing the density of the development nor impervious areas on the site.
  - 4) The developer's circumstances are unique and do not represent a general condition or problem.
  - 5) The subject development is exceptional as compared to other developments subject to the same provision.
  - 6) Granting the variance shall not dramatically alter the essential character of the wetland area involved, including existing stream uses.
  - 7) The proposed development could not be constructed if it were limited to areas outside the Isolated Waters of Yorkville and required buffer areas.

### **Section 8.2           Variance Conditions**

- 1   A variance of less than or different from that requested may be granted when the record supports the developer's right to some relief, but not to the relief requested.



- 2 In granting a variance, the City Council may impose such specific conditions and limitations on the developer concerning any matter relating to the purposes and objectives of these regulations as may be necessary or appropriate
- 3 Whenever any variance is granted subject to any condition to be met by the developer, upon meeting such condition, the developer shall file evidence to that effect with Staff
- 4 A granted variance shall be issued as a "special use" permit and shall be valid for one (1) year from the date of issuance.

### **Section 8.3 Appeals**

- 1 A developer may appeal any decision of Staff to the City Council provided that no such appeal shall be taken until and unless the developer has requested a conference with Staff and not a subordinate of Staff, and either the conference has been held or Staff has not scheduled a conference within 30 days of the initial request.

**Article 9**  
**Administration**

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**Section 9.1            Responsibility for Administration**

- 1    Staff shall oversee the enforcement and administration of these regulations. In performing his/her duties, Staff may delegate routine responsibilities to any named designee.

**Section 9.2            Representative Capacity**

- 1    In all cases when any action is taken by Staff or his/her duly appointed designee, to enforce the provisions of these regulations, such action shall be taken in the name of the City, and neither Staff nor his/her designee, in so acting shall be rendered personally liable

**Section 9.3            Service of Notice**

- 1    Unless otherwise provided herein, service of any notice or other instrument under these regulations may be made upon any person by:
  - 1) First class mail, postage prepaid, addressed to address then on file for such person, if any, or if none, to such person's last known address
  - 2) Any method prescribed under the Illinois Code of Civil Procedure.

**Article 10**  
**Performance Security**

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## **Section 10.1 General Security Requirements**

1. To secure the performance of the developer's obligation to successfully complete any required wetland mitigation as part of the wetland permit, and to pay all costs, fees, and charges due under these regulations, and to fully and faithfully comply with all of the provisions of these regulations, the developer shall, prior to the issuance of a wetland permit post the security as provided in Section 10.2.
2. The developer shall bear the full cost and responsibility of obtaining and maintaining the security required by this Article

## **Section 10.2 Wetland Mitigation and Naturalized Basin Performance Security**

1. A development performance security shall include the following:
  - 1) A schedule, agreed upon by the developer and Staff, for the completion of the wetland mitigation required by the permit
  - 2) A statement of the estimated probable cost to install, monitor, and maintain the wetland mitigation area as required by the permit. The estimated probable costs shall be categorized by earthwork, including erosion and sediment control measures; landscape installation; and maintenance and monitoring costs. Such estimate is subject to approval by Staff.
  - 3) An irrevocable letter of credit in favor of the City or other such adequate security as Staff may approve, in an amount equal to 110% of the approved estimated probable cost to complete any required wetland mitigation.
  - 4) A statement signed by the developer granting Staff the right to draw on the security and the right to enter the development site to complete required work, in the event that work is not completed according to the work schedule or the mitigation area is not meeting the required performance standards and the developer has failed to implement management activities or remedial measures to address noncompliance issues.
2. Required 5 year wetland mitigation development security may be released based on the following mitigation milestones:
  - 1) 50% estimated probable costs for earthwork activities may be released following review and approval of certified final grading as-built plans.
  - 2) Remaining 50% estimated probable costs for earthwork activities and 50% estimated probable costs for landscape installation may be released following review and approval of the preliminary wetland delineation (conducted in the third year of monitoring) and compliance with the prescribed performance standards for 3<sup>rd</sup>-year monitoring requirements.
  - 3) Subsequent release of security shall be based on progress of mitigation and at the discretion of Staff. At no time, however, shall more than 50% of the remaining security be released prior to review and approval of the final wetland delineation (conducted in the fifth year of monitoring) and compliance with the prescribed performance standards for the 5<sup>th</sup>-year monitoring requirements.
3. Required 3-year naturalized wetland detention basin development security may be released based on the following milestones:
  - 1) 50% estimated probable costs for earthwork activities may be released following review and approval of certified final grading as-built plans.
  - 2) Remaining 50% estimated probable costs for earthwork activities and 50% estimated probable costs for landscape installation may be released following review and approval of the naturalized wetland basin establishment after two years of development and compliance with the prescribed performance standards for the 2<sup>nd</sup>-year monitoring requirements.
  - 3) Subsequent release of security shall be based on progress of naturalized wetland basin and at the discretion of Staff. At no time, however, shall more than 50% of the remaining security be

released prior to review and approval of the naturalized wetland basin after three years of development and compliance with the prescribed performance standards for the 3<sup>rd</sup>-year monitoring requirements

4. Generally, at the end of the applicable monitoring period or upon an earlier request for the release of the performance security, Staff or his/her agent shall evaluate the wetland mitigation and/or naturalized wetland basin for compliance with the performance standards, conditions, and standards of these regulations. If Staff or his/her agent determines that the wetland mitigation meets the performance standards, conditions, and wetland protection standards of these regulations, he/she shall recommend release of the performance security

### **Section 10.3      Performance Security**

1. Performance security posted pursuant to this Article shall be in a form satisfactory to Staff
2. If the developer fails or refuses to fully meet any of its obligations under these regulations then the City may, at their discretion, draw on and retain all or any of the funds remaining in the performance security. The City thereafter shall have the right to take any action deemed reasonable and appropriate to mitigate the effects of such failure or refusal, and to reimburse the City from the proceeds of the performance security for all of its costs and expenses, including legal fees and administrative expenses, that resulted from or incurred as a result of the developer's failure or refusal to fully meet its obligations under these regulations. If the funds remaining in the performance security are insufficient to fully repay the City for all such costs and expenses, or after said payment to the City, the remaining cash reserve of the performance security is less than the amount that would otherwise be required to be maintained under this Article, the developer shall on demand by the City immediately deposit with the City such additional funds as the City determines are necessary to fully repay such costs and expenses, and to establish appropriate cash reserve as required under this Article

**Article 11**  
**Fee-In-Lieu of Wetland Mitigation**

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**Section 11.1 Fee-in-lieu of Wetland Mitigation**

1. If fee-in-lieu of mitigation is required by the City, the applicant shall prepare a statement of the estimated probable cost to construct wetlands that includes costs associated with land acquisition, wetland construction, planting, and the 5-year monitoring and maintenance activities. The estimate of probable costs is subject to the approval of the City.
2. If fee-in-lieu of mitigation is not required by the City, the applicant's estimated probable cost shall be determined based on a mitigation ratio 1.5 times the on-site required mitigation acreage. The probable cost estimate shall include costs associated with land acquisition, wetland construction, planting, and the 5-year monitoring and maintenance activities. The estimate of probable costs is subject to the approval of the City.

**Section 11.2 Procedures and Use of Funds**

1. An applicant's statement of its intention to satisfy the wetland mitigation requirement by the payment of a fee-in-lieu of wetland mitigation shall be in writing and filed with the City along with the estimates described in Section 11.1.
2. Fees paid in lieu of wetland mitigation shall be deposited by the City in a separate fund created for such purpose.
3. Fees paid in lieu of wetland mitigation shall be expended to plan, design, restore, improve, acquire, or enhance Isolated Waters of Yorkville and/or Waters of the U.S. located within the City's jurisdiction.



## APPENDIX A

### WETLAND PERMIT APPLICATION AND PERMIT SUBMITTAL FLOWCHART

## UNITED CITY OF YORKVILLE WETLAND PERMIT APPLICATION

(For City use only) Date Application Received: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_

Instructions: Applicant shall submit completed application, permit submittal checklist, permit submittal flowchart, mitigation plan checklist, and all other applicable submittal items as required within the Wetland Ordinance to the Administrator. The wetland permit review process shall begin once a complete submittal has been provided.

Name & Address of Applicant:	Name & Address of Owner(s):	Name & Address of Developer:
Telephone No. during business hours:	Telephone No. during business hours:	
(     ) _____	(     ) _____	
(     ) _____ fax	(     ) _____ fax	

Describe the general intent of the proposed activity, its purpose and the proposed Category (I-VI) of impact.

Names, addresses and telephone numbers of all adjoining property owners within 250 feet of the development site.

Location of activity:	Legal Description:			
Street, road or other descriptive location	1/4	Sec	Twp	Range
City	County	State	Zip Code	Tax Assessor's Description (if known):
Name of waterbody within or adjacent to site (if applicable)	Map No.	Subdiv No	Lot No	

Is any portion of activity for which a wetland permit is sought now complete? ☐ No ☐ Yes, if yes explain:

I hereby certify that all information presented in this application is true and accurate to the best of my knowledge. I have read and understand the United City of Yorkville Welland Protection Ordinance, and fully intend to comply with its provisions

\_\_\_\_\_  
Signature of Developer

\_\_\_\_\_  
Date

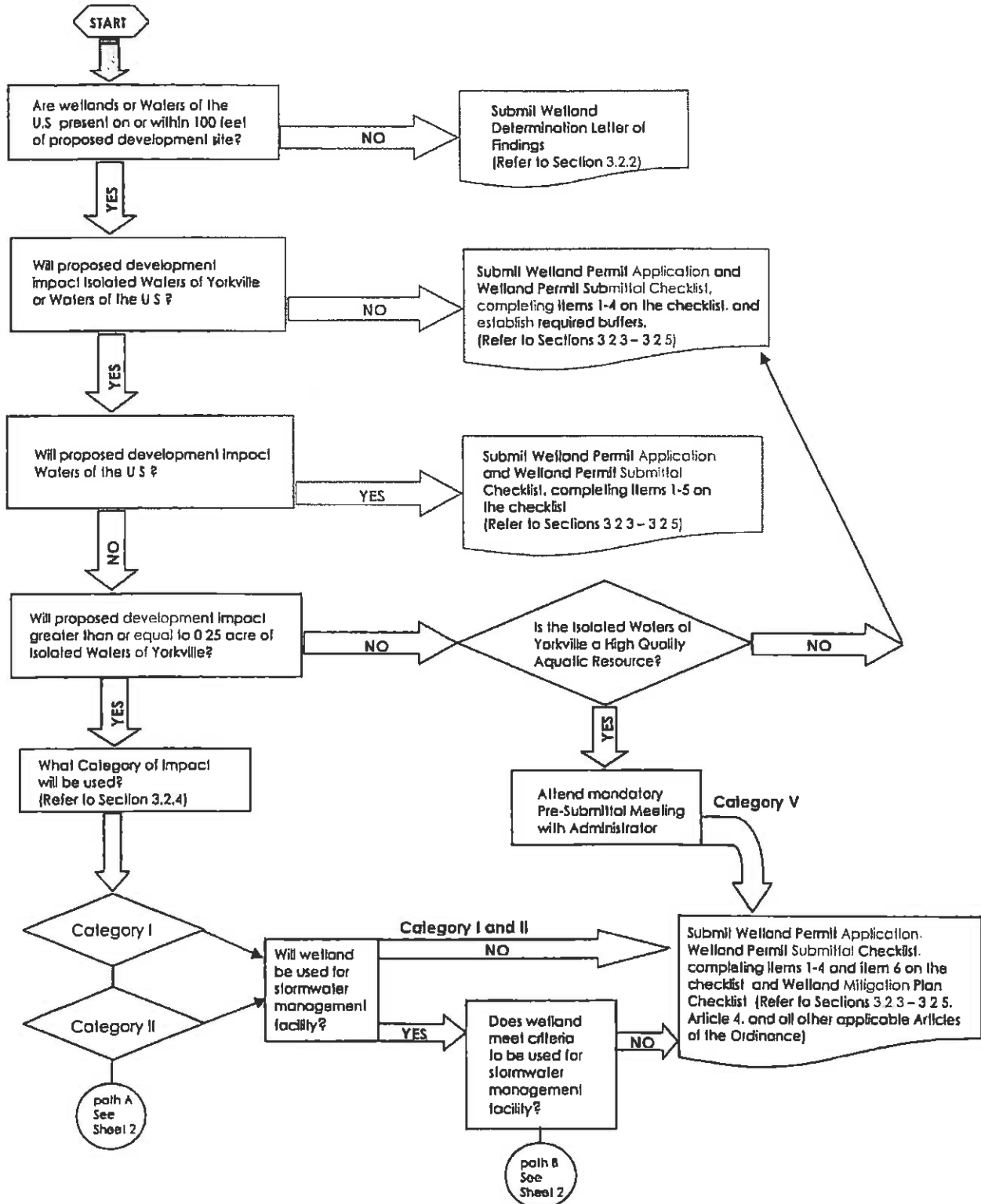
\_\_\_\_\_  
Signature of Owner

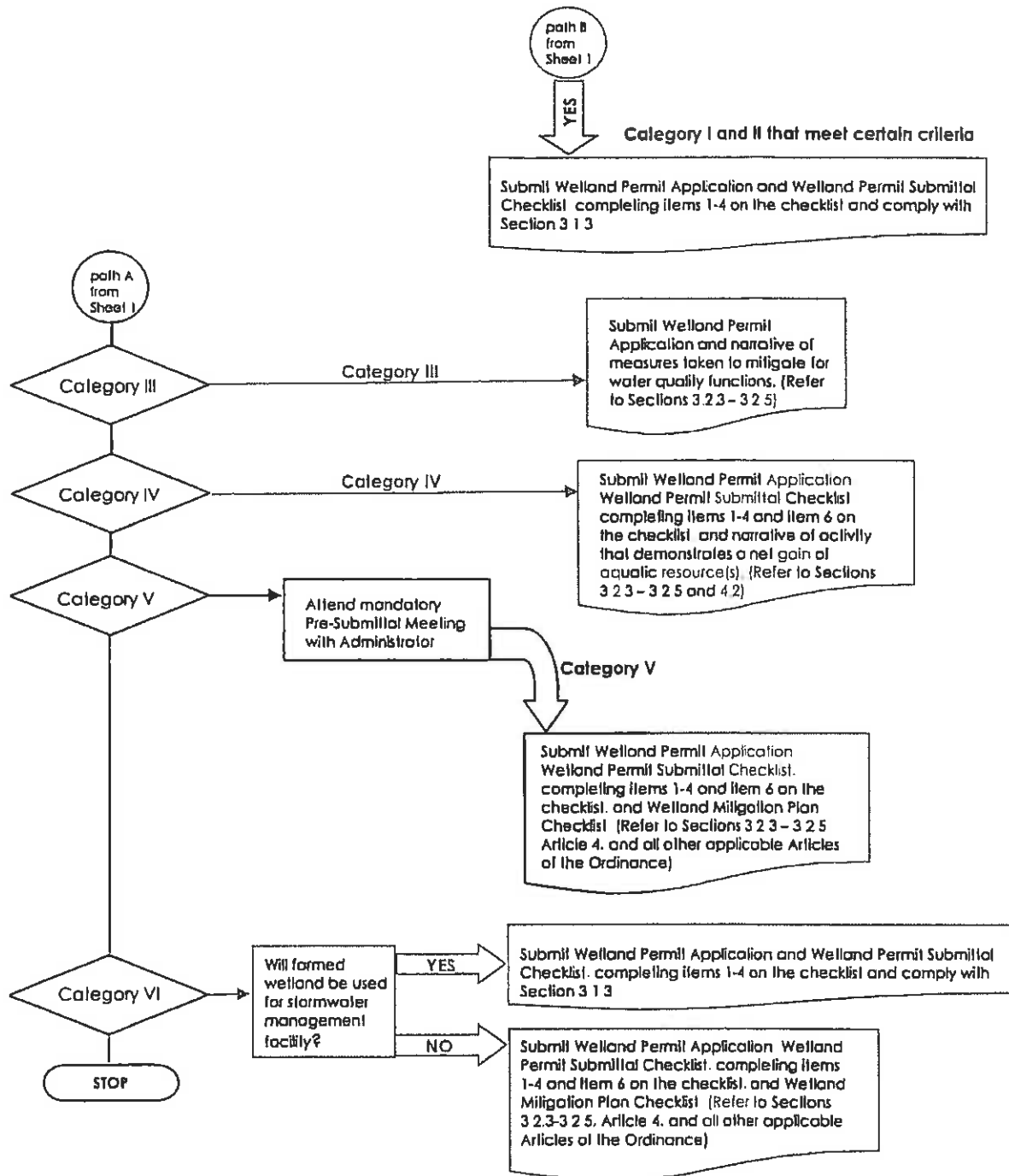
\_\_\_\_\_  
Date

## UNITED CITY OF YORKVILLE TYPICAL WETLAND PERMIT SUBMITTAL FLOWCHART

The following flowchart identifies the typical submittal items that are required for a permit application based on the type of proposed impact. Highlight the appropriate path and circle the required submittal items.

Type of Development Project: \_\_\_\_\_ Project Site Acreage: \_\_\_\_\_ Proposed Wetland Impact Acreage: \_\_\_\_\_  
(Residential Commercial PUD, etc.)





## APPENDIX B

### WETLAND PERMIT SUBMITTAL CHECKLIST

**United City of Yorkville**  
**WETLAND PERMIT SUBMITTAL CHECKLIST**

REQUIREMENT	ITEM REQUIRED (✓)	ITEM PROVIDED (✓)	IF NOT PROVIDED, EXPLANATION
1. Wetland Delineation Report that provides all information as required in Section 3.2.5 of the Ordinance.			
2. Narrative Report and Site Plan that demonstrates compliance of:			
a. Section 3.1.1 Buffer Requirements, including planting plan for buffer area(s).			
b. Section 3.1.2 Wetland Hydrology Protection			
c. Section 3.1.3 Stormwater Management within Isolated Waters of Yorkville (including buffer and 3-year management and monitoring plan)			
d. Section 3.1.4 Discharge to Isolated Water of Yorkville or Waters of the U.S.			
e. Section 3.1.5 Protection of Isolated Waters of Yorkville During Development			
3. Narrative that specifies prescribed management activities and long-term management provisions for all buffers, preserved wetlands, and wetland mitigation (if applicable), and includes the following:			
a. Maintenance activities and tentative schedule			
b. Maintenance activities and tentative schedule subsequent to required monitoring period			
c. Description of funding source			
d. Designation of the responsible party following Article 5.			
4. USACE statement of jurisdictional determination for all wetlands on development site.			
5. For proposed <b>Impacts to Waters of the U.S.</b> the following shall be provided:			
a. Completed United City of Yorkville Wetland Permit Application			
b. Provide USACE permit submittal for the proposed development or a letter from the USACE that states the proposed development does not require USACE authorization			
c. Provide copies of all USACE, IEPA, and IDNR Office of Water Resources authorizations to the Administrator			
d. Statement that all wetlands within the City's jurisdiction will be mitigated for within the same primary watershed as the impact(s) at the mitigation ratio specified by the USACE			
e. Soil Erosion and Sediment Control Plan that demonstrates compliance with the City's Soil Erosion and Sediment Control Ordinance.			
6. For proposed <b>Impacts to Isolated Waters of Yorkville</b> the following shall be provided:			
a. Completed United City of Yorkville Wetland Permit Application			
b. Statement of Permit Category (Category I-VI) to be used for development impact(s)			
c. Documentation for compliance with Illinois Department of Natural Resources' Endangered Species Consultation Program and the Illinois Natural Areas Preservation Act.			

## WETLAND PERMIT SUBMITTAL CHECKLIST

REQUIREMENT	ITEM REQUIRED (√)	ITEM PROVIDED (√)	IF NOT PROVIDED, EXPLANATION
6. d Documentation for compliance with U.S. Fish and Wildlife Service's Endangered Species Act			
e 1) Statement on the occurrence of High Quality Aquatic Resources on or within 100 feet of the development site			
2) Applicant has completed a Pre-Submittal meeting with the Administrator if so give date of meeting			
f Mitigation Plan (if applicable) refer to Appendix C for Mitigation Plan checklist			
g For Category II or Category V Impacts provide the following:			
1) Narrative of measures taken in sequence, to avoid and minimize wetland impacts before mitigation is considered.			
2) Detailed discussion of alternative analysis to avoid, minimize and mitigate for wetland impacts			
h For Category III Impacts provide the following:			
1) Narrative of measures taken to mitigate for water quality functions			
i For Category IV Impacts provide the following:			
1) Narrative of proposed plan that demonstrates net gains in aquatic resource functions			
j For Category VI Impacts provide the following:			
1) Narrative of mitigation measures that demonstrates an environmental benefit e.g. improved habitat, water quality etc.			

## APPENDIX C

### WETLAND MITIGATION PLAN CHECKLIST



**United City of Yorkville**  
**WETLAND MITIGATION PLAN CHECKLIST**

REQUIREMENT	ITEM REQUIRED (√)	ITEM PROVIDED (√)	IF NOT PROVIDED, EXPLANATION
1. Narrative description of wetland impacts and proposed mitigation. Provide a summary table with acreage for each existing wetland, proposed impact, and proposed mitigation.			
2. Narrative of proposed mitigation plan that includes a description of the following parameters:			
a. <u>Hydrologic Conditions</u> – Identify source(s) of water, both on-site and off-site surface and groundwater. Describe and provide model results of the expected hydroperiod (at a minimum, 2-yr, 10-yr, and 100-yr, 24-hr storm events) that include frequency, duration, and elevation of inundation or saturation.			
b. 1) <u>Planting Plan</u> – Describe each proposed plant community and approximate size. Provide a list of plant species for each community, including proposed cover crop. NOTE: All seed and plant material shall originate within 200 miles of site.			
2) Planting narrative that describes the planting methods and planting schedule.			
c. <u>Soil Characteristics</u> – Provide a soil profile of the proposed conditions. Identify soil conditions that will be present from 12 - 24 inches below the surface			
d. <u>Topography</u> – Submit existing and proposed grades with 1-foot contour lines and reference elevations.			
3. Specifications for wetland mitigation earthwork including final grading, allowable compaction limits, treatment of compacted soils, and topsoil placement; water control structures, if applicable; BMP design and implementation if proposed within wetland buffer area; plant and seed procurement, installation methods and schedule; and all other appropriate specifications for the wetland mitigation activities.			
4. Proposed implementation schedule that includes:			
a. Site preparation.			
b. Installation of soil erosion and sediment control measures.			
c. Planting schedule.			

## WETLAND MITIGATION PLAN CHECKLIST

REQUIREMENT	ITEM REQUIRED (√)	ITEM PROVIDED (√)	IF NOT PROVIDED, EXPLANATION
4. d. Post-planting maintenance and monitoring.			
5. Maintenance and Monitoring Plan that includes:			
a. Proposed monitoring protocol that follows Section 4.4 of the Ordinance.			
b. Specified performance standards that follows Section 4.5.			
c. Proposed annual maintenance activities to be performed during the 5-year monitoring period. Activities should include, but not be limited to control of undesirable plant species, herbivore control, burn management, enhancement planting.			
6. Provide a Wetland Mitigation Plan Graphic that contains the following information.			
a. A summary table with acreage for each existing wetland, proposed impact acreage, and proposed mitigation acreage.			
b. Clearly identify proposed wetland impacts, wetland mitigation area(s) denoting creation vs. enhancement wetlands, and limits of required buffer areas.			
c. Planting Plan that includes a complete list of plants by common and scientific name for each community type; quantities per species of seed, plugs, rootstock, transplants, or propagules; and specific planting zones			
d. Existing and proposed grades with 1-foot contour lines and reference elevations to bench marks.			
e. Protection measures for all preserved Isolated Waters of Yorkville and Waters of the U.S.			
f. Location of water level control structures, BMPs, etc.			
7. If off-site mitigation is proposed, the following maps shall be provided with the location of the mitigation site clearly marked:			
a. USGS topographic map.			
b. County soil survey			
c. NWI map.			
d. NRCS swampbuster map (if applicable)			
e. Hydrologic Atlas.			
f. Aerial photograph(s).			

## WETLAND MITIGATION PLAN CHECKLIST

REQUIREMENT	ITEM REQUIRED (√)	ITEM PROVIDED (√)	IF NOT PROVIDED, EXPLANATION
7. g Site photographs			
8. Performance Security following the provisions of Article 10.			
9. If owner of the property is different then the applicant, provide written assurance from the owner that the applicant has permission to use the site for mitigation.			

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE,  
KENDALL COUNTY, ILLINOIS, PROVIDING FOR THE REGULATION OF  
POST-CONSTRUCTION IMPLEMENTATION OF STORMWATER  
BEST MANAGEMENT PRACTICES**

**WHEREAS**, the United City of Yorkville (the "City") is a duly organized and validly existing non-home-rule municipality created in accordance with Article VII, Section 7 of the Constitution of the State of Illinois of 1970; and,

**WHEREAS**, pursuant to 35 Ill. Administrative Code, Subtitle C, Chapter 1, the United City of Yorkville storm sewer system has been identified by the Illinois Environmental Protection Agency (IEPA) as a Small Municipal Separate Storm Sewer System (MS4); and,

**WHEREAS**, the IEPA has issued a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for the United City of Yorkville's Small MS4; and,

**WHEREAS**, said NPDES permit requires the United City of Yorkville to adopt an ordinance or other regulatory mechanism related to post-construction runoff minimum control measures; and,

**WHEREAS**, proper implementation of stormwater Best Management Practices are essential to minimizing the pollutant content of storm water discharges to receiving streams,

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


Section 1. That the United City of Yorkville Standards for Regulating Post-Construction Maintenance of Stormwater Best Management Practices, dated October 12, 2009, a copy of which is attached as Exhibit "A", is hereby approved and adopted.

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

8 Day of December, A.D. 2009.

ATTEST:

  
CITY CLERK

ROBYN SUTCLIFF

—

GARY GOLINSKI

—

WALTER WERDERICH

—

ROSE ANN SPEARS

—

DIANE TEELING

—

ARDEN JOSEPH PLOCHER

—

MARTY MUNNS

—

GEORGE GILSON, JR.

—

Approved by me, as Mayor of the United City of Yorkville, Kendall County,  
Illinois, this 7 Day of JANUARY, A.D. 200<sup>10</sup>9.

Valerie Burd  
MAYOR

**UNITED CITY OF YORKVILLE**  
**STANDARDS FOR REGULATING POST-CONSTRUCTION**  
**IMPLEMENTATION OF STORMWATER BEST MANAGEMENT**  
**PRACTICE(S)**

This document establishes stormwater Best Management Practice(s) which shall be used to meet the requirements of the National Pollutant Discharge Elimination System and the Illinois Environmental Protection Agency Small Municipal Separate Storm Sewer Systems (MS4's).

**Section 1. Definitions**

For the purposes of these standards, the following definitions are adopted:

1. Best Management Practice (BMP) - Any technique, process, activity, structure, prohibition of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems. Best Management Practice(s) also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage of raw materials storage.
2. City – The United City of Yorkville, Kendall County, Illinois.
3. Development - Any man-made change to real estate including, but not limited to:
  - a. More than fifty percent (50%) increase in impervious area of an existing building and/or the affected parcel.
  - b. Installation of utilities, construction of roads, bridges, culverts or similar projects.
  - c. Construction or erection of levees, dams, walls or fences.
  - d. Drilling, mining, filling, dredging, grading, excavating, paving, or other alterations of the ground surface.
  - e. Storage of materials including the placement of gas and liquid storage tanks, and channel modifications or any other activity that might change the direction, height, or velocity of flood or surface waters.

- f. Development does not include routine maintenance or existing buildings and facilities, resurfacing roads, or gardening, plowing, and similar practices that do not involve filling, grading, or construction of levees.
4. Maintenance Agreement – An agreement between the City and the Responsible Party, recorded against the real estate to which it pertains, that acts as a property deed restriction and which provides for long-term operation and maintenance of stormwater Best Management Practice(s).
5. Responsible Party – The developer, organization, property owner or entity owning the property upon which the stormwater Best Management Practice(s) is required to be performed.
6. Violation- The failure of a developer, organization, property owner, or other entity to be fully compliant with the City's Post-Construction Stormwater Best Management Practice ordinance.

## **Section 2. Best Management Practices**

Examples of structural stormwater Best Management Practice(s) include but are not limited to:

<u>Application</u>	<u>Benefit</u>
Buffer Strips	Provides additional distance between homes and natural areas; attenuates runoff rates and promotes infiltration.
Created Wetlands	Can move existing wetlands and re-create at a new location.
Infiltration Trenches	Attenuates runoff rates and promotes infiltration.
Naturalized Basins	Attenuates runoff rates and promotes infiltration.
Sand Filters	Allows additional water infiltration.
Stream Bank Reinforcement	Reduces long-term erosion of stream banks.
Turf Reinforcement Mat	Prevents rainfall from washing away plant seeds.
Vegetated Filter Strips	Attenuates runoff rates and promotes infiltration.

Examples of non-structural stormwater Best Management Practice(s) include but are not limited to:

### **Method**

Education and enforcement campaigns  
 Educational and participation programs  
 Pollution prevention practices and procedures (street sweeping, fertilizer control, etc.)  
 Regulatory controls  
 Stormwater drain stenciling  
 Strategic planning  
 Town planning controls  
 Training programs

### **Section 3. Implementation**

All redevelopment of previously developed properties and all development of previously undeveloped properties shall incorporate stormwater Best Management Practice(s) into the design, construction, operation, and maintenance requirements of those properties. The final design of stormwater Best Management Practice(s) is subject to approval as provided in Section 7 of these Standards. Said Best Management Practice(s) shall vary based on specific characteristics of the property, and may include but are not limited to grassy swales, disconnected impervious areas, minimization of impervious areas, green roofs, naturalized stormwater basins, etc. All stormwater Best Management Practice(s) shall be operated, maintained, or performed by the Responsible Party as necessary to ensure that the intended function and/or benefit of the stormwater Best Management Practice(s) is realized.

Proposed developments/re-developments shall submit a plan detailing specific stormwater Best Management Practice(s), and shall include:

- A written or graphic inventory of the natural resources at the site and surrounding area as it exists prior to commencement of the project and a description of the watershed and its relation to the project site. This description shall include a discussion of soil conditions, forest cover, topography, wetlands, and other native or man-made vegetative areas on the site. Particular attention should be paid to environmentally sensitive features that provide particular opportunities or constraints for development.
- A specific analysis to show that the proposed stormwater Best Management Practice(s) are capable of improving or maintaining the quality or stormwater runoff from the site.
- A written description of the required operation and maintenance requirements for compliance with proposed Best Management Practice(s).

### **Section 4. Inspections**

1. All Responsible Parties shall adequately construct, operate, maintain and/or perform the stormwater Best Management Practice(s) that have been incorporated into the design of their property. Said stormwater Best Management Practice(s) shall be subject to inspection by the City at least once a year. Responsible Parties shall keep records of all maintenance and repairs, and shall retain the records for a minimum of 5 years. These records shall be made available to the City during inspection of the stormwater Best Management Practice(s) and at other times upon request.



## **Section 5. Maintenance Agreements**

1. All stormwater Best Management Practice(s) shall be subject to an enforceable Maintenance Agreement to ensure that the system functions as designed. This agreement will include any and all maintenance easements required to access and inspect the stormwater Best Management Practice(s), and to perform routine maintenance as necessary to ensure proper functioning of the stormwater Best Management Practice(s). In addition, a legally binding covenant specifying the parties responsible for the proper operation and maintenance of all Best Management Practice(s) shall be secured prior to issuance of any building permits or recording of plats of subdivision for the property in question.

## **Section 6. Previously Developed Properties**

1. Most stormwater facilities inherently result in some improvement to stormwater quality and meet the requirements of a stormwater Best Management Practice(s). Such facilities shall be operated and maintained by the Responsible Party as approved in their original design. No changes shall be made to tributary conveyances, basins, or outfalls without specific approval from the City.

## **Section 7. Administration**

1. The City Administrator or his/her designee shall be responsible for the general administration of these standards and ensure that all development and/or maintenance activities within the United City of Yorkville meet the requirements of these standards. Specifically, the City Administrator or his/her designee shall:
  - a. Perform periodic site inspections of all properties that have stormwater facilities to ensure compliance with this ordinance.
  - b. Meet with the Responsible Parties regarding construction, operation, maintenance and/or performance of stormwater Best Management Practice(s) as necessary to ensure that they understand their responsibilities regarding stormwater Best Management Practice(s).
  - c. At his/her discretion, issue a stop-work order requiring the suspension of the subject development or activity if there is a violation of these standards. The stop-work order shall be in writing, indicate the reason for the issuance, and shall order the action, if necessary, to resolve the circumstances requiring the stop-work order.
  - d. Arrange for city personnel or contractors to mitigate/repair any damage to stormwater Best Management Practice(s) if the Responsible Party does not perform the work within 60 days (or other timeframe specified by the City) of written direction from the City to do so. The cost of mitigation/repair and any related administrative or legal activities shall be borne by the Responsible Party.

- e. If the Responsible Party does not perform the work or reimburse the City within the specified timeframe, the City Administrator or his/her designee shall prosecute the Responsible Party through the administrative adjudication process or other available means.

#### **Section 8. Variances**

1. If a Responsible Party feels that these standards place undue hardship on a specific development proposal or property, the Responsible Party may apply to the City Administrator for a variance. The City Administrator or his/her designee shall review the applicant's request for a variance and shall submit his/her recommendation to the City Council. The City Council may attach such conditions to granting of a variance as it deems necessary to further the intent of these standards.
2. No variance shall be granted unless the applicant demonstrates that all of the following conditions are met.
  - a. An exceptional hardship would result if the variance were not granted. Economic hardship is not a valid reason to grant a variance.
  - b. The relief requested is the minimum necessary.
  - c. The applicant's circumstances are unique and do not establish a pattern inconsistent with the intent of the city's NPDES General Storm Water Permit.

#### **Section 9. Best Management Practice(s) Lien Claim**

1. Lien Claim: All costs for work performed under Section 7.1.d of these Standards are the responsibility of the Responsible Party. Whenever a bill for such costs remains unpaid for thirty (30) days after it has been rendered, the clerk may file with the recorder of deeds of Kendall County a lien claim. This lien claim shall contain the legal description of the property, the costs incurred and the date(s) when the work was performed.
2. Notice Of Lien Claim: Notice of such lien claim shall be mailed to the responsible party at the last known address of such Responsible Party; provided, however, that failure of the clerk to record such lien claim or to mail such notice, or the failure of the Responsible Party to receive such notice, shall not affect the rights of the city to collect for such charges as provided in this section.

#### **Section 10. Backup Special Service Areas**

1. For properties that have back-up special service areas established or allowed by agreement to fund maintenance of common areas, the city may activate said SSA to collect un-reimbursed costs or to fund ongoing or future costs related to operation, maintenance, or performance of stormwater Best Management Practice(s). Prior to the activation of a back up special service area, notice shall be published in a newspaper with circulation in the effected area.

#### **Section 11. Conflicts**

1. These standards do not repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Where this ordinance and other easements, covenants or deed restrictions conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

#### **Section 12. Separability**

1. The provisions and sections of these standards shall be deemed separable and the invalidity of any portion of these standards shall not affect the validity of the remainder.

**ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE  
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS  
TO PROVIDE FOR THE REGULATION OF ILLICIT DISCHARGES  
AND CONNECTIONS TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM**

**BE IT ORDAINED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, that the City Code be and is hereby amended to add the following new Chapter 17 to Title 8:

**CHAPTER 17  
PROVISIONS REGULATING NON-STORM WATER DISCHARGES  
AND CONNECTIONS TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM**

*8-17-1: Purpose.* The objections of this chapter are to provide for the health, safety, and general welfare of the citizens of the United City of Yorkville through the regulation of non-storm water discharges to the municipal separate storm sewer system to the maximum extent practicable as required by federal and state law. This chapter establishes methods for controlling the introduction of pollutants into the municipal separate storm sewer system in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process by:

- (1) Regulating the contribution of pollutants to the municipal separate storm sewer system by stormwater discharges by any user;
- (2) Prohibiting illicit connections and discharges, as hereinafter defined, to the municipal separate storm sewer system; and,
- (3) Establishing legal authority to carry out all inspection, surveillance and monitoring procedures necessary to ensure compliance with this chapter.

*8-17-2: Definitions.* For the purposes of this chapter, the following shall mean:

Authorized Enforcement Agency: Employees or designees of the Mayor of the United City of Yorkville designated to enforce the provisions of this chapter.

Best Management Practices: Schedules of activities, prohibitions of practices, general good house keeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems. Best Management Practices also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.

**Clean Water Act:** The federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), as amended from time to time.

**Construction Activity:** Activities subject to NPDES construction permits. These include construction projects resulting in land disturbance of 10,000 square feet or more. Such activities include but are not limited to clearing and grubbing, grading, excavating, and demolition.

**Hazardous Materials:** Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a potential substantial hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

**Illegal Discharge:** Any direct or indirect non-storm water discharge to the Municipal Separate Storm Sewer System, as hereinafter defined, except as exempted in Section 8-17-5 of this chapter.

**Illicit Connection:** Any drain or conveyance, whether on the surface or subsurface, which allows an illegal discharge to enter the Municipal Separate Storm Sewer System including but not limited to any conveyances which allow any non-storm water discharge including sewage, process wastewater, and wash water to enter the Municipal Separate Storm Sewer System and any connection to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by an Authorized Enforcement Agency or, any drain or conveyance connected from a commercial or industrial land use to the Municipal Separate Storm Sewer System which has not been documented in plans, maps, or equivalent records and approved by an Authorized Enforcement Agency.

**Industrial Activity:** Activities subject to NPDES Industrial Permits as defined in 40 CFR, Section 122.26 (b) (14).

**Municipal Separate Storm Sewer System:** Publicly-owned facilities by which storm water is collected and/or conveyed, including but not limited to any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures.

**National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge Permit:** Permit issued by EPA (or by a State under authority delegated pursuant to 33 USC § 1342(b)) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

**Non-Storm Water Discharge:** Any discharge to the Municipal Separate Storm Sewer System that is not composed entirely of storm water.

**Person:** Any individual, association, organization, partnership, firm, corporation or other entity recognized by law and acting as either the owner or as the owner's agent.

**Pollutant:** Anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, ordinances, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

**Premises.** Any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

**Storm Water:** Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

**Stormwater Pollution Prevention Plan:** A document which describes the Best Management Practices and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to a Storm Drainage System, to the maximum extent practicable.

**Wastewater:** Any water or other liquid, other than uncontaminated storm water, discharged from a facility.

***8-17-3: Applicability:*** This Chapter shall apply to all water entering the Municipal Separate Storm Sewer System generated on any developed and undeveloped lands unless explicitly exempted by an authorized enforcement agency.

***8-17-4: Responsibility for Administration:*** The City shall administer, implement, and enforce the provisions of the Chapter.

***8-17-5: Discharge Prohibitions:***

- A. No person shall discharge or cause to be discharged into the municipal storm drain system or watercourses any materials, including but not limited to pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than storm water, except for the following:
  - (i) Water line flushing or other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising ground water, ground water infiltration to storm drains, uncontaminated pumped ground water, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, non-commercial washing of vehicles, natural riparian habitat or wet-land flows, swimming pools (if dechlorinated - typically less than one particle per million chlorine), fire fighting activities, and any other water source not containing Pollutants.

- (ii) Discharges specified in writing by the City Engineer as being necessary to protect public health and safety.
- (iii) Dye testing if a verbal notification to the City Engineer is given prior to the time of the test.
- (iv) Any non-storm water discharge permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drain system.

**8-17-6: Prohibited Illicit Connections:** The construction, use, maintenance or continued existence of Illicit Connections to the Municipal Separate Storm Sewer System is prohibited, including, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

**8-17-7: Suspension of Municipal Separate Storm Sewer System Access:**

- A. The City may, without prior notice, suspend access to the Municipal Separate Storm Sewer System when such suspension is necessary to stop an actual or threatened discharge which presents or may present imminent and substantial danger to the environment, or to the health or welfare of persons, or to the Municipal Separate Storm Sewer System or waters of the United States. If the violator fails to comply with a suspension order issued in an emergency, the Authorized Enforcement Agency may take such steps as deemed necessary to prevent or minimize damage to the Municipal Separate Storm Sewer System or waters of the United States, or to minimize danger to persons.
- B. Any person discharging to the Municipal Separate Storm Sewer System in violation of this chapter may have access terminated if such termination would abate or reduce an illegal discharge. The City Engineer shall notify a violator of the proposed termination of its Municipal Separate Storm Sewer System access.

Municipal Separate Storm Sewer System access to premises terminated pursuant to this Section shall not be reinstated without the prior approval of the City Engineer.

**8-17-8: Industrial or Construction Activity Discharges:** Any person subject to an industrial or construction activity NPDES storm water discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the City Engineer prior to the allowing of discharges to the Municipal Separate Storm Sewer System.



*Section 8-17-9: Monitoring of Discharges:*

- (a) The City Engineer shall be permitted to enter and inspect facilities subject to regulation under this chapter as often as may be necessary to determine compliance. If a discharger has security measures in force which require proper identification and clearance before entry into its premises, the discharger shall make the necessary arrangements to allow access to representatives of the City.
- (b) Facility operators shall allow the City Engineer ready access to all parts of the premises for the purposes of inspection, sampling, examination and copying of records that must be kept under the conditions of an NPDES permit to discharge storm water, and the performance of any additional duties as defined by state and federal law.
- (c) The City Engineer shall have the right to set up on any permitted facility such devices as are necessary in the opinion of the Authorized Enforcement Agency to conduct monitoring and/or sampling of the facility's storm water discharge.
- (d) The City Engineer has the right to require the discharger to install monitoring equipment as necessary. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure stormwater flow and quality shall be calibrated to ensure their accuracy.
- (e) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the operator at the written or oral request of the City Engineer and shall not be replaced. The costs of clearing such access shall be borne by the operator.
- (f) Unreasonable delays in allowing the City Engineer access to a permitted facility is a violation of a storm water discharge permit and of this chapter. A person who is the operator of a facility with a NPDES permit to discharge storm water associated with industrial activity commits an offense if the person denies the City Engineer reasonable access to the permitted facility for the purpose of conducting any activity authorized or required by this chapter.
- (g) If the City Engineer has been refused access to any part of the premises from which stormwater is discharged, and he/she is able to demonstrate probable cause to believe that there may be a violation, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this chapter or any order issued hereunder, or to protect the overall public health, safety, and welfare of the community, then the City Engineer may seek issuance of a search warrant from any court of competent jurisdiction.

*Section 8-17-10: Requirement to Prevent, Control and Reduce Storm Water Pollutants by the Use of Best Management Practices:* The City has adopted requirements identifying Best Management Practices for any activity, operation, or facility which may cause or contribute to pollution or



contamination of storm water, the storm drain system, or waters of the United States. The owner or operator of a commercial or industrial establishment shall provide, at their own expense, reasonable protection from accidental discharge of prohibited materials or other wastes into the Municipal Separate Storm Sewer System or watercourses through the use of these structural and non-structural facilities meeting Best Management Practices requirements. Any person responsible for a property or premise, which is, or may be, the source of an illegal discharge, may be required to implement, at said person's expense, additional structural and non-structural facilities to prevent the further discharge of pollutants to the Municipal Separate Storm Sewer System. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of storm water associated with industrial activity, to the extent practicable, shall be deemed compliance with the provisions of this section.

*8-17-11: Watercourse Protection:* Every person owning property through which a watercourse passes, or such person's lessee, shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation, and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the watercourse. In addition, the owner or lessee shall maintain existing privately owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse.

*Section 8-17-12: Notification of Spills:* Any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting or may result in Illegal Discharges or pollutants discharging into storm water, the Municipal Separate Storm Sewer System, or water of the United States said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release and immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of non-hazardous materials, said person shall notify the City in person or by phone or facsimile no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the City within three business days of the phone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years.

*Section 8-17-13: Ultimate Responsibility:* The standards set forth herein and promulgated pursuant to this Chapter are minimum standards; therefore this Chapter does not intend nor imply that compliance by any person will ensure that there will be no contamination, pollution, nor unauthorized discharge of pollutants.

*Section 8-17-14: Enforcement:* Whenever the City Engineer finds that a person has violated a prohibition or failed to meet a requirement of this chapter, the authorized enforcement agency may order compliance by written notice of violation to the responsible person in accordance with the requirements of Chapter 14, Title I of this City Code.

The provisions of this ordinance are hereby declared to be severable. If any provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this Ordinance.

This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

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

12 Day of January, A.D. 2010.

ATTEST:

[Signature]  
CITY CLERK

ROBYN SUTCLIFF

ys

GARY GOLINSKI

yg

WALTER WERDERICH

wg

ROSE ANN SPEARS

rs

DIANE TEELING

dt

ARDEN JOSEPH PLOCHER

ajp

MARTY MUNNS

mm

GEORGE GILSON, JR.

ggj

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this

19 Day of JANUARY, A.D. 2010.

[Signature]  
MAYOR

AN ORDINANCE 94-4  
 PROHIBITING THE CONNECTION OF SANITARY SEWAGE AND INDUSTRIAL  
 WASTE WATER INTO STORM SEWERS AND OTHER HIGHWAY DRAINAGE SYSTEMS

BE IT ORDAINED, by the city of Yorkville, Kendall County, Illinois:

Section 1. It shall be unlawful for any person, firm or corporation, or institution, public or private, to connect or cause to be connected, any drain carrying, or to carry, any toilet, sink, basement, septic tank, cesspool, industrial waste or any fixture or device discharging polluting substances, to any open ditch, drain, or drainage structure installed solely for street or highway drainage purposes in the city of Yorkville.

Section 2. This ordinance is intended to and shall be in addition to all other ordinances, State statutes, rules and regulations concerning pollution and shall not be construed as repealing or rescinding any other ordinance or part of any ordinance unless in direct conflict herewith.

Section 3. Any person, firm, or corporation violating this ordinance shall be fined not less than Twenty-Five Dollars (\$ 25.00 ), nor more than Five Hundred Dollars (\$ 500.00 ) for each offense, and a separate offense shall be deemed committed for each and every day during which a violation continues or exists.

APPROVED: \_\_\_\_\_

MAYOR

STATE OF ILLINOIS     )  
 CITY OF YORKVILLE    )  
 COUNTY OF KENDALL     )

PASSED: \_\_\_\_\_

3-10-94

SIGNED: \_\_\_\_\_

March 10, 1994  
February 24, 1994

I, Jacqueline S. Allison  
 City Clerk in and for the city of  
 Yorkville hereby certify the  
 foregoing to be a true, perfect, and  
 complete copy of an Ordinance adopted  
 by the Yorkville City Council at its  
 meeting on February 24, 1994  
March 10  
 1994.

(SEAL)

Jacqueline S. Allison  
 City Clerk

STATE OF ILLINOIS       )  
  ) ss  
COUNTY OF KENDALL    )

**ORDINANCE No. 2006-123**

**ORDINANCE AMENDING CITY CODE**

**TITLE 7 – PUBLIC WAYS AND PROPERTIES,**

**CHAPTER 5 – WATER USE AND SERVICE,**

**SECTION 15 – WATER CONSERVATION REGULATIONS**

Whereas the United City of Yorkville has taken up, discussed and considered amending the City Code (Title and Chapter as referenced above) regarding dissemination of information, and

Whereas the Mayor and City Council have discussed that it may be prudent to amend Title 7 – Public Ways and Properties, Chapter 5 – Water Use and Service, Section 15 – Water Conservation Regulations, by amending Item J as depicted on the attached Exhibit “A”.

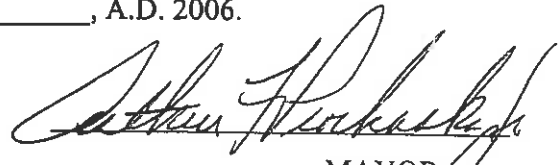
NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, upon Motion duly made, seconded and approved by a majority of those so voting, that Title 7 – Public Ways and Properties, Chapter 5 – Water Use and Service, Section 15 – Water Conservation Regulations, by amending Item J as depicted on the attached Exhibit “A”.

This Ordinance shall be effective upon its passage.

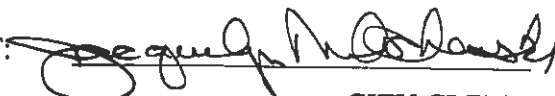
JAMES BOCK ys  
VALERIE BURD ys  
DEAN WOLFER ys  
ROSE SPEARS ys

JOSEPH BESCO ys  
PAUL JAMES ys  
MARTY MUNNS ys  
JASON LESLIE ys

Approved by me, as Mayor of the United City of Yorkville, Kendall County,  
Illinois, this 24 day of October, A.D. 2006.

  
MAYOR

Passed by the City Council of the United City of Yorkville, Kendall County,  
Illinois this 24 day of October, A.D. 2006.

ATTEST:   
CITY CLERK

Prepared by:

John Justin Wyeth  
City Attorney  
United City of Yorkville  
800 Game Farm Road  
Yorkville, IL 60560

# EXHIBIT A

## TITLE 7 – PUBLIC WAYS AND PROPERTY

### Chapter 5 – Water Use and Service

#### Section 15 – Water Conservation Regulations

#### J. Restriction On Permanent Landscape Watering Systems Of Nonresidential Properties:

1. This subsection J shall apply only to nonresidential properties, and common and/or open space areas of residential developments.
2. For this subsection J, a "permanent landscape watering system" shall be defined as any system of pipes, sprinkler heads or similar devices installed underground to be used to provide landscape watering.
3. Landscape watering upon nonresidential properties shall be limited as follows:
  - a. For properties with one building, a total area within the property not to exceed one (1) acre may be watered by a permanent landscape watering system using the City's potable water. This area shall be measured by the amount of non-impervious surface on the property including all landscaped areas, lawn areas and greenspace regardless of the size of the area initially planned to be irrigated .
  - b. For properties with more than one building, a total area within the property not to exceed three (3) acres may be watered by a permanent landscape watering system using the City's potable water. This area shall be measured by the amount of non-impervious surface on the property including all landscaped areas, lawn areas and greenspace regardless of the size of the area initially planned to be irrigated.
  - c. For the common space and/or open space of a primarily residential development, no permanent landscape watering system shall be allowed using the City's potable water.
  - d. All permanent landscape watering systems permitted to use the City's potable water shall be metered the same as domestic water service. No special meters will be permitted.
4. The total area to be watered shall be measured as the area within reach of any permanent device used to water landscape including, but not limited to, sprinkler heads, hoses, trenches or similar devices to water landscape. (Ord. 2005-47, 5-24-2005)

States of Illinois     )  
                                  ) ss  
County of Kendall    )

2004-  
ORDINANCE No. 20  
**ORDINANCE AMENDING**  
**UNITED CITY OF YORKVILLE WATER CONSERVATION REGULATIONS**  
**ORDINANCE NO. 2004-17**

WHEREAS, THE UNITED CITY OF YORKVILLE, after careful consideration by the Mayor and City Council, has determined it necessary to amend the Water Conservation Regulations; and

WHEREAS, THE UNITED CITY OF YORKVILLE, after careful consideration by the Mayor and City Council has determined that it is in the best interests of the community to amend the Section 7-5-15 (I) Penalty in order to ensure the orderly and efficient enforcement of the Water Conservation Regulations.

NOW THEREFORE BE IT ORDAINED BY THE UNITED CITY OF YORKVILLE; that Section 7-5-15(I) Penalty is hereby revoked; and a new Section 7-5-15(I) is created to read as follows:

1. Any United City of Yorkville inspector, employee, officer or citizen observing a violation of Title 7 may file a complaint for violation of Title 7 by notifying the United City of Yorkville Police Department.
2. Any person who or which violates, disobeys, neglects, fails to comply with or resists enforcement of the provisions of this Article other than Section (3)(A)(3) or Section (3)(F) above, shall be subject to penalties as provided in section 1-4-1 of this code in conjunction with the following provisions:
  - a. \$50.00 for a first offense;
  - b. \$125.00 for a second offense; and
  - c. \$500.00 for each subsequent offense.
3. Within ten (10) days of receiving notice of such violation any person may pay at the Office of the United City of Yorkville Water Department the fine.
4. The amount of any fine due pursuant to Title 7, for a violation of the provisions of Title 7 occurring at a property in the City, if not paid as provided therein, a notice to appear shall issue and upon adjudication of the matter and assessment of a fine, the fine amount owed to the City shall be added to the bill for water consumption for the property at which the offense occurred.

Any Ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict. The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section of clause is adjudged unconstitutional or invalid by a Court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

IN WITNESS WHEREOF, this Ordinance has been enacted this 27th day of ~~May~~, 2004.

PAUL JAMES

*[Signature]*

MARTY MUNNS

*[Signature]*

RICHARD STICKA

*[Signature]*

WANDA OHARE

*[Signature]*

VALERIE BURD

*[Signature]*

ROSE SPEARS

*[Signature]*

LARRY KOT

*[Signature]*

JOSEPH BESCO

*[Signature]*

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 27<sup>th</sup> day of ~~May~~, 2004.

*April*

*[Signature]*  
Mayor

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois this 27<sup>th</sup> day of ~~May~~, 2004.

*April*

*[Signature]*  
City Clerk

This Document Prepared by:  
Law Offices of Daniel J. Kramer  
1107A South Bridge Street  
Yorkville, IL 60560  
630-553-9500



United City of Yorkville  
Ordinance No. 2004-20  
Ordinance Amending  
Water Conservation Regulations  
Ordinance No. 2004-17

Text

TITLE 7 PUBLIC WAYS

CHAPTER 5 WATER CONSERVATION REGULATIONS

SECTION 7-5-15

7-5-15. Definitions. The following words and phrases when used in this Article shall, for the purpose of this Article, have the following meanings:

Drip-Irrigation System: A soaking hose that when in use does not result in an actual dissipation of Water.

Drip-Line: Pertaining to a tree or shrub, the ground area immediately beneath the branches of the tree or shrub.

Landscape/Landscaping: Sod and seeded turf lawns, gardens, trees, shrubs, and other living plants.

Permitted Hours of Water Use: A time period between 5:00a.m. and 9:00a.m., and between 9:00p.m. and 12:00 midnight, each day.

Person: Any individual, firm, partnership, association, corporation, company, organization, or entity of any kind.

City: The United City of Yorkville.

Water: The water provided by and obtained by a person from the City water supply and distribution system.

A. Application

1. The provisions of this Article shall apply to all Persons using Water, and to all properties within the City or unincorporated areas which are connected to the City's Water supply and distribution system, regardless of whether any Person using the Water has a contract for service with the City.

2. The provisions of this Article shall apply annually from May 1 through September 30, subject to any modifications thereof, including application of these or other regulations during this or any other time, by an Emergency Proclamation issued pursuant to Section (1) below.

B. Restricted Hours and Days for Specified Uses:

1. Water may be used for landscape watering or the filling of swimming pools only as follows:
  - a. All properties with even-number street numbers (i.e. numbers ending in 0, 2, 4, 6 or 8) may use Water for landscape watering or for pool filling, only on even-number calendar dates during Permitted Hours of Water Use.
  - b. All properties with odd-numbered street numbers (i.e. number ending in 1, 3, 5, 7, and 9) may use Water for landscape watering or for pool filling only on odd-numbered calendar dates during Permitted Hours of Water Use.
  - c. There shall be no restrictions as to hours or days when Water may be used for any of the following:
    - a) Landscape watering or sprinkling where such watering or sprinkling is done by a Person using a hand-held watering device;
    - b) Filling swimming pools with a volume of fifty (50) gallons or less;
    - c) The automatic watering of trees and shrubs by means of automatic root-feed or Drip-Irrigation Systems within the drip line of the tree or shrub; or
    - d) Vehicle and equipment washing; or
    - e) Any other lawful use of Water such as bathing, clothes washing, and other normal household uses not otherwise specifically restricted by the provisions of this Article.

C. Restrictions for Sod Laying and Lawn Seeding for New Lawns. Notwithstanding the provisions of Section 8-3-3 above, the following special regulations shall apply:

1. Sod laying, lawn seeding, and the planting of other landscaping for the establishment of a new lawn or new landscaping is prohibited from July 1<sup>st</sup> through August 31<sup>st</sup> each year unless the source of watering for said sod, lawn seeding and/or planting of landscaping is derived from a private well, imported water source or means other than any municipal water source.

2. From May 1<sup>st</sup> through June 30<sup>th</sup> and from September 1<sup>st</sup> through September 30<sup>th</sup>, Water may be used on new lawns (sod or seed), only as follows:

Prior to sod laying or lawn seeding, a Sod Watering Permit (Exhibit A) must be obtained from the United City of Yorkville.

- a. On the day new sod or seed has been placed on a property, a Person may use an automatic sprinkling device to apply Water to the sod or seed for a total period of time not to exceed eight (8) hours.
  - b. For the next nine (9) days thereafter, a Person may apply water to said sod or seed each day during Permitted Hours of Water Use.
  - c. Following the first ten (10) days after the sod or seed is placed, the provisions of Section 8-3-3 above shall apply.
3. Prior to the execution of any real estate contract for the sale of newly constructed property, the builder or owner of such new construction shall:
    - A. Inform prospective purchasers of the restrictions upon the installation of new lawns set forth in this Article;
    - B. Attach a Copy of these regulations to the contract; and
    - C. Obtain the signature of the purchaser(s) on a statement that he, she or they has (have) been informed of the new lawn installation restrictions set forth in this Article.
  4. The applicant for a certificate of occupancy for any newly constructed property shall submit as a part of his application, and as a condition of issuance of such certificate, a copy of said signed statement. When an application for certificate of occupancy is submitted prior to sale of the property, and the future occupant is unknown, the applicant shall submit his signed statement that he shall comply with the requirements of this Section at the time the real estate contract is executed.
- D. Waste of Water Prohibited. No Person shall allow a continuous stream of Water to run off into any gutter, ditch, drain, or street inlet while using Water for restricted purposes during the Permitted Hours of Water Use.
  - E. Exceptions. The provisions of the article shall not apply any commercial or industrial entity for which use of Water is necessary to continue normal business operations, or to maintain stock or inventory. Provided, however, this exception shall not apply to any and all uses of Water not essential to normal business operations or maintenance of inventory or stock, and specifically shall not apply to landscape watering or pool filling.
  - F. Bulk Water Rates. Bulk Water rates shall be increased to three (3) times the non-resident Water rate during the time described in Section 8-3-2 (B) above.

G. Hydrant Use Prohibited. Hydrants connected to the City water supply and distribution system for the purpose of providing Water for fire fighting purposes shall not be opened by any Person, other than authorized City or Fire District personnel, except for the purpose of fighting a fire.

H. Emergency proclamation.

1. Whenever the Water supply of the City is diminished from any cause, including but not limited to prolonged dry period, increased Water demand, equipment failure, or Water quality concerns, to an amount which in the opinion of the City Engineer or Director of Public Works is or is likely to become dangerous to the health and safety of the public, the City Mayor is hereby authorized and empowered to issue an Emergency Proclamation specifying different or additional regulations on the use of water.
2. Such regulations may provide for limitations on the usage of Water, limitations on days and hours of use of Water for some or all purposes, and the prohibition of specified uses of Water.
3. Upon issuing such Proclamation, the City Mayor shall make the contents thereof known to the public by posting a copy at the City Hall, and by new release to local newspapers and radio media, and may also endeavor to notify the City residents and other Persons in any other practical manner that he or she shall devise. Further, the City Mayor shall immediately deliver notice of such Proclamation, and the regulations that have been imposed by such Proclamation, to all members of the City Council.
4. The Emergency Proclamation of the City Mayor, and the regulations imposed thereby, shall remain in full force and effect until any one of the following shall first occur:
  - a. The City Mayor determines that the emergency no longer exists and that the Emergency Proclamation, and the regulations imposed thereby, shall no longer continue in effect.
  - b. The City Council modifies or repeals the Emergency Proclamation, and the regulations imposed thereby, by means of an ordinance enacted at any regular or special meeting of the City Council
  - c. The first regular meeting of the City Council occurring more than 30 days after the date of the Emergency Proclamation of the City Mayor.
5. Any City employee or officer may, at the direction of the City Mayor, notify and warn any Person of the effect of said Emergency Proclamation and direct said Person to comply with said watering or sprinkling restrictions. If any said Person, after having first been warned about said restrictions of the Emergency Proclamation, they shall be deemed to be in violation of this Article.

I. Penalty.

1. Any United City of Yorkville inspector, employee, officer or citizen observing a violation of Title 7 may file a complaint for violation of Title 7 by notifying the United City of Yorkville Police Department.
2. Any person who or which violates, disobeys, neglects, fails to comply with or resists enforcement of the provisions of this Article other than Section (3)(A)(3) or Section (3)(F) above, shall be subject to penalties as provided in section 1-4-1 of this code in conjunction with the following provisions:
  - a. \$50.00 for a first offense;
  - b. \$125.00 for a second offense; and
  - c. \$500.00 for each subsequent offense.
3. Within ten (10) days of receiving notice of such violation any person may pay at the Office of the United City of Yorkville Water Department the fine.
4. The amount of any fine due pursuant to Title 7, for a violation of the provisions of Title 7 occurring at a property in the City, if not paid as provided therein, a notice to appear shall issue and upon adjudication of the matter and assessment of a fine, the fine amount owed to the city shall be added to the bill for water consumption for the property at which the offense occurred.

**Exhibit A**

UNITED CITY OF YORKVILLE

800 Game Farm Road

Yorkville, IL 60560

Phone: 630-553-4350

Fax: 630-553-7575

**Sod Watering Permit**

Name: \_\_\_\_\_

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

Address: \_\_\_\_\_

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

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

**Official Sod Watering Rules:**

1. Sod laying, lawn seeding, and the planting of other landscaping for the establishment of a new lawn or new landscaping is prohibited from July 1<sup>st</sup> through August 31<sup>st</sup> of each year unless the source of watering for said sod, lawn seeding and/or planting of landscaping is derived from a private well, imported water source or means other than any municipal water source.
2. From May 1<sup>st</sup> through June 30<sup>th</sup> and September 1<sup>st</sup> through the end of the season, water may be used on new lawns (sod or seed) only as follows:
  - a. On the day new sod or seed has been placed on a property, a person may use an automatic sprinkling device to apply water to the sod or seed for a total period of time not to exceed eight (8) hours.
  - b. For the next nine (9) days thereafter, a person may apply water to said sod or seed each day during permitted hours of water use.
  - c. Following the first ten (10) days after the sod or seed is placed, the provisions of the Water Conservation Regulations Ordinance No. 2004-17 (copy attached) shall apply.

Signature of Responsible Party: \_\_\_\_\_

**General NPDES Permit No. ILR40**

Illinois Environmental Protection Agency  
Division of Water Pollution Control  
1021 North Grand East  
P.O. Box 18276  
Springfield, Illinois 62784-8276

**NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM**

**General NPDES Permit  
For  
Discharges from Small Municipal Separate Storm Sewer Systems**

**Expiration Date: March 31, 2014**

**Issue Date: February 20, 2009**

**Effective Date: April 1, 2009**

In compliance with the provisions of the Illinois Environmental Protection Act, the Illinois Pollution Control Board Rules and Regulations (35 Ill. Adm. Code, Subtitle C, Chapter 1) and the Clean Water Act, the following discharges may be authorized by this permit in accordance with the conditions herein:

Discharges of only storm water from small municipal separate storm sewer systems, as defined and limited herein. Storm water means storm water runoff, snow melt runoff, and surface runoff and drainage.

**Receiving waters:** Discharges may be authorized to any surface water of the State.

To receive authorization to discharge under this general permit, a facility operator must submit an application as described in the permit conditions to the Illinois Environmental Protection Agency. Authorization, if granted, will be by letter and include a copy of this permit.



Alan Keller, P.E.  
Manager, Permit Section  
Division of Water Pollution Control

ILR40.wpd

**CONTENTS OF THIS GENERAL PERMIT**

PART I. COVERAGE UNDER THIS PERMIT .....	Page 2
PART II. NOTICE OF INTENT REQUIREMENTS .....	Page 3
PART III. SPECIAL CONDITIONS.....	Page 4
PART IV. STORM WATER MANAGEMENT PROGRAMS .....	Page 5
PART V. MONITORING, RECORDKEEPING AND REPORTING .....	Page 9
PART VI. DEFINITIONS AND ACRONYMS .....	Page 10
ATTACHMENT H. STANDARD CONDITIONS .....	Page 12

**PART I. COVERAGE UNDER THIS PERMIT****A. Permit Area**

This permit covers all areas of the State of Illinois.

**B. Eligibility**

1. This permit authorizes discharges of storm water from small municipal separate storm sewer systems (MS4s) as defined in 40 CFR 122.26(b)(16) as designated for permit authorization pursuant to 40 CFR 122.32.
2. This permit authorizes the following non-storm water discharges provided they have been determined not to be substantial contributors of pollutants to a particular small MS4 applying for coverage under this permit:
  - water line and fire hydrant flushing,
  - landscape irrigation water,
  - rising ground waters,
  - ground water infiltration,
  - pumped ground water,
  - discharges from potable water sources, (excluding wastewater discharges from water supply treatment plants)
  - foundation drains,
  - air conditioning condensate,
  - irrigation water, (except for wastewater irrigation),
  - springs,
  - water from crawl space pumps,
  - footing drains,
  - storm sewer cleaning water,
  - water from individual residential car washing,
  - routine external building washdown which does not use detergents,
  - flows from riparian habitats and wetlands,
  - dechlorinated pH neutral swimming pool discharges,
  - residual street wash water,
  - discharges or flows from fire fighting activities
  - dechlorinated water reservoir discharges, and
  - pavement washwaters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed).
3. Any municipality covered by this general permit is also granted automatic coverage under Permit No. ILR10 for the discharge of storm water associated with construction site activities for municipal construction projects disturbing one acre or more. The permittee is granted automatic coverage 30 days after Agency receipt of a Notice of Intent to Discharge Storm Water from Construction Site Activities from the permittee. The Agency will provide public notification of the construction site activity and assign a unique permit number for each project during this period. The permittee shall comply with all the requirements of Permit ILR10 for all such construction projects.

**C. Limitations on Coverage**

The following discharges are not authorized by this permit:



1. Storm water discharges that are mixed with non-storm water or storm water associated with industrial activity unless such discharges are:
  - a. in compliance with a separate NPDES permit, or
  - b. identified by and in compliance with Part 1.B.2 of this permit.
2. Storm water discharges that the Agency determines are not appropriately covered by this general permit. This determination may include discharges identified in Part 1.B.2.
3. Storm water discharges to any receiving water specified under 35 Ill. Adm. Code 302.105(d)(6).

D. Obtaining Authorization

In order for storm water discharges from small municipal separate storm sewer systems to be authorized to discharge under this general permit, a discharger must:

1. Submit a Notice of Intent (NOI) in accordance with the requirements of Part II using an NOI form provided by the Agency (or a photocopy thereof) or the appropriate U.S. EPA NOI form.
2. Submit a new NOI in accordance with Part II within 30 days of a change in the operator or the addition of a new operator.
3. Unless notified by the Agency to the contrary, submit an NOI in accordance with the requirements of this permit to be authorized to discharge storm water from small municipal separate storm sewer systems under the terms and conditions of this permit 30 days after the date that the NOI is received. The Agency may deny coverage under this permit and require submittal of an application for an individual NPDES permit based on a review of the NOI or other information.

**PART II. NOTICE OF INTENT REQUIREMENTS**

A. Deadlines for Notification

1. If you were automatically designated under 40 CFR 122.32(a)(1) to obtain permit coverage, then you were required to submit an NOI or apply for an individual permit by March 10, 2003.
2. If you have coverage under the previous general permit for storm water discharges from small MS4s, you must renew your permit coverage under this part. You must submit a NOI within 90 days of the effective date of this reissued general permit for storm water discharges from small MS4s to renew your NPDES permit coverage.
3. If you are designated by IEPA under Section 122.32 (a)(2) during the term of this general permit, then you are required to submit an NOI within 180 days of such notice.
4. You are not prohibited from submitting an NOI after established deadlines for NOI submittals. If a late NOI is submitted, your authorization is only for discharges that occur after permit coverage is granted. IEPA reserves the right to take appropriate enforcement actions against MS4s that have not submitted a timely NOI.

B. Contents of Notice of Intent

Dischargers seeking coverage under this permit shall submit either the Illinois MS4 NOI form or the U.S. EPA MS4 NOI form. The Notice(s) of Intent shall be signed in accordance with Standard Condition 11 of this permit and shall include the following information:

1. The street address, county, and the latitude and longitude of the municipal office for which the notification is submitted;
2. The name, address, and telephone number of the operator(s) filing the NOI for permit coverage;
3. The name of the receiving water(s), their impairments from any approved 303(d) list and any appropriate TMDL or alternate water quality study; and
4. The following shall be provided as an attachment to the NOI:
  - a. a description of the best management practices (BMPs) to be implemented and the measurable goals for each of the storm water minimum control measures in paragraph IV. B. of this permit designed to reduce the discharge of pollutants to the maximum extent practicable;

- b. the month and year in which you implemented any BMPs of the six minimum control measures, and the month and year in which you will start and fully implement any new minimum control measures or indicate the frequency of the action;
  - c. for existing permittees, provide adequate information or justification on any BMPs from previous NOIs that could not be implemented; and
  - d. identification of a local qualifying program, or any partners of the program if any.
5. For existing permittees, certification that states the permittee has implemented necessary BMPs of the six minimum control measures.
- C. All required information for the NOI shall be submitted electronically to the following email and office addresses:  
[epa.ms4noipermits@illinois.gov](mailto:epa.ms4noipermits@illinois.gov)

Illinois Environmental Protection Agency  
 Division of Water Pollution Control  
 Permit Section  
 Post Office Box 18276  
 Springfield, Illinois 62794-9276

D. Shared Responsibilities

You may partner with other MS4s to develop and implement your storm water management program. You may also jointly submit an NOI with one or more MS4s. Each MS4 must fill out the NOI form. The description of your storm water management program must clearly describe which permittees are responsible for implementing each of the control measures. Each permittee is responsible for implementation of Best Management Practices for the Storm Water Management Program within its jurisdiction.

### **PART III. SPECIAL CONDITIONS**

- A. Your discharges, alone or in combination with other sources, shall not cause or contribute to a violation of any applicable water quality standard outlined in 35 Ill. Adm. Code 302.
- B. If there is evidence indicating that the storm water discharges authorized by this permit cause, or have the reasonable potential to cause or contribute to a violation of water quality standards, you may be required to obtain an individual permit or an alternative general permit or the permit may be modified to include different limitations and/or requirements.
- C. If a total maximum daily load (TMDL) allocation or watershed management plan is approved for any water body into which you discharge, you must review your storm water management program to determine whether the TMDL or watershed management plan includes requirements for control of storm water discharges. If you are not meeting the TMDL allocations, you must modify your storm water management program to implement the TMDL or watershed management plan within eighteen months of notification by the Agency of the TMDL or watershed management plan approval. Where a TMDL or watershed management plan is approved, you must:
  - 1. Determine whether the approved TMDL is for a pollutant likely to be found in storm water discharges from your MS4.
  - 2. Determine whether the TMDL includes a pollutant waste load allocation (WLA) or other performance requirements specifically for storm water discharge from your MS4.
  - 3. Determine whether the TMDL addresses a flow regime likely to occur during periods of storm water discharge.
  - 4. After the determinations above have been made and if it is found that your MS4 must implement specific WLA provisions of the TMDL, assess whether the WLAs are being met through implementation of existing storm water control measures or if additional control measures are necessary.
  - 5. Document all control measures currently being implemented or planned to be implemented to comply with TMDL waste load allocation(s). Also include a schedule of implementation for all planned controls. Document the calculations or other evidence that shows that the WLA will be met.
  - 6. Describe and implement a monitoring program to determine whether the storm water controls are adequate to meet the WLA.
  - 7. If the evaluation shows that additional or modified controls are necessary, describe the type and schedule for the control additions/revisions.

## General NPDES Permit No. ILR40

8. Continue Paragraphs 4 above through 7 until two continuous monitoring cycles show that the WLAs are being met or that WQ standards are being met.
- D. If this permit is not reissued or replaced prior to the expiration date, it will be administratively continued in accordance with the Administrative Procedures Act and remain in force and effect. Any permittee who was granted permit coverage prior to the expiration date will automatically remain covered by the continued permit until the earlier of:
1. Reissuance or replacement of this permit, at which time you must comply with the Notice of Intent conditions of the new permit to maintain authorization to discharge; or
  2. Your submittal of a Notice of Termination; or
  3. Issuance of an individual permit for your discharges; or
  4. A formal permit decision by the Agency not to reissue this general permit at which time you must seek coverage under an alternative general permit or an individual permit.
  5. The permittee shall submit a revised or updated NOI to the Agency no later than 180 days prior to the expiration date of this permit in order for permit coverage to be administratively continued.
- E. The Agency may require any person authorized to discharge by this permit to apply for and obtain either an individual NPDES permit or an alternative NPDES general permit. Any interested person may petition the Agency to take action under this paragraph. The Agency may require any owner or operator authorized to discharge under this permit to apply for an individual NPDES permit only if the owner or operator has been notified in writing that a permit application is required. This notice shall include a brief statement of the reasons for this decision, an application form, a statement setting a deadline for the owner or operator to file the application, and a statement that on the effective date of the individual NPDES permit or the alternative general permit as it applies to the individual permittee, coverage under this general permit shall automatically terminate. The Agency may grant additional time to submit the application upon request of the applicant. If an owner or operator fails to submit in a timely manner an individual NPDES permit application required by the Agency under this paragraph, then the applicability of this permit to the individual NPDES permittee is automatically terminated at the end of the day specified for application submittal.
- F. Any owner or operator authorized by this permit may request to be excluded from the coverage of this permit by applying for an individual permit. The owner or operator shall submit an individual application with reasons supporting the request, in accordance with the requirements of 40 CFR 122.28, to the Agency. The request will be granted by issuing an individual permit or an alternative general permit if the reasons cited by the owner or operator are adequate to support the request.
- G. When an individual NPDES permit is issued to an owner or operator otherwise subject to this permit, or the owner or operator is approved for coverage under an alternative NPDES general permit, the applicability of this permit to the individual NPDES permittee is automatically terminated on the issue date of the individual permit or the date of approval for coverage under the alternative general permit, whichever the case may be.
- H. When an individual NPDES permit is denied to an owner or operator otherwise subject to this permit, or the owner or operator is denied coverage under an alternative NPDES general permit the applicability of this permit to the individual NPDES permittee is automatically terminated on the date of such denial, unless otherwise specified by the Agency.

**PART IV. STORM WATER MANAGEMENT PROGRAMS****A. Requirements**

The permittee must develop, implement, and enforce a storm water management program designed to reduce the discharge of pollutants from your small municipal separate storm sewer system to the maximum extent practicable (MEP), to protect water quality, and to satisfy the appropriate water quality requirements of the Illinois Pollution Control Board Rules and Regulations (35 Ill. Adm. Code, Subtitle C, Chapter 1) and the Clean Water Act. Your storm water management program must include the minimum control measures described in section B of this Part. For new permittees, the permittee must develop and implement a program by the date specified in your coverage letter. The U.S. Environmental Protection Agency's National Menu of Storm Water Best Management Practices (<http://cfpub.epa.gov/npdes/stormwater/menuofbmps/index.cfm>) and the most recent version of the Illinois Urban Manual should be consulted regarding the selection of appropriate BMPs.

**B. Minimum Control Measures**

The 6 minimum control measures to be included in your storm water management program are:

1. Public education and outreach on storm water impacts

The permittee must:

## 5.10 General Permit ILR40

- a. implement a public education program to distribute educational materials to the community or conduct equivalent outreach activities about the impacts of storm water discharges on water bodies and the steps that the public can take to reduce pollutants in storm water runoff; the permittee should incorporate into its education materials information about green infrastructure strategies such as green roofs, rain gardens, rain barrels, bioswales, permeable piping, dry wells and permeable pavement, that mimic natural processes and direct storm water to areas where it can be infiltrated, evapotranspired or reused, discuss the benefits and costs of such strategies and provide guidance to the public on how to implement them; and
- b. define appropriate BMPs for this minimum control measure and measurable goals for each BMP. These measurable goals must ensure the reduction of all of the pollutants of concern in your storm water discharges to the maximum extent practicable.

## 2. Public Involvement/Participation

The permittee must:

- a. at a minimum, comply with State and local public notice requirements when implementing a public involvement/ participation program; and
- b. define appropriate BMPs for this minimum control measure and measurable goals for each BMP, which must ensure the reduction of all of the pollutants of concern in your storm water discharges to the maximum extent practicable.

## 3. Illicit discharge detection and elimination

The permittee must:

- a. develop, implement and enforce a program to detect and eliminate illicit discharges into your small MS4;
- b. develop, if not already completed, a storm sewer system map, showing the location of all outfalls and the names and location of all waters that receive discharges from those outfalls;
- c. to the extent allowable under state or local law, effectively prohibit, through ordinance, or other regulatory mechanism, non-storm water discharges into your storm sewer system and implement appropriate enforcement procedures and actions, including enforceable requirements for the prompt reporting to the MS4 of all releases, spills and other unpermitted discharges to the separate storm sewer system, and a program to respond to such reports in a timely manner.
- d. develop, implement, and adequately fund a plan to detect and address non-storm water discharges, including illegal dumping, to your system;
- e. inform public employees, businesses, and the general public of hazards associated with illegal discharges and improper disposal of waste and the requirement and mechanism for reporting such discharges;
- f. address the categories of non-storm water discharges listed in Section 1.B.2 only if you identify them as significant contributor of pollutants to your small MS4 (discharges or flows from the fire fighting activities are excluded from the effective prohibition against non-storm water and need only be addressed where they are identified as significant sources of pollutants to waters of the United States); and
- g. define appropriate BMPs for this minimum control measure and measurable goals for each BMP. These measurable goals must ensure the reduction of all of the pollutants of concern in your storm water discharges to the maximum extent practicable.
- h. conduct periodic (annual is recommended) inspections of the storm sewer outfalls for detection of non-storm water discharges and illegal dumping.

## 4. Construction site storm water runoff control

The permittee must:

- a. develop, implement, and enforce a program to reduce pollutants in any storm water runoff to your small MS4 from construction activities that result in a land disturbance of greater than or equal to one acre. Control of storm water discharges from construction activity disturbing less than one acre must be included in your program if that construction activity is part of a larger common plan of development or sale that would disturb one acre or more or has been designated by the permitting authority.

Your program must include the development and implementation of, at a minimum:

## 5.10 General Permit ILR40

## General NPDES Permit No. ILR40

- i. an ordinance or other regulatory mechanism to require erosion and sediment controls, as well as sanctions to ensure compliance, to the extent allowable under state or local law;
  - ii. requirements for construction site operators to implement appropriate erosion and sediment control best management practices, including green infrastructure storm water management techniques where appropriate and practicable;
  - iii. requirements for construction site operators to control waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste at the construction site that may cause adverse impacts to water quality;
  - iv. require all regulated construction sites to have a storm water pollution prevention plan that meets the requirements of Part IV of NPDES permit No. ILR10 including management practices, controls, and other provisions at least as protective as the requirements contained in the Illinois Urban Manual, 2002, or as amended including green infrastructure techniques where appropriate and practicable;
  - v. procedures for site plan review which incorporate consideration of potential water quality impacts and review of individual pre-construction site plans to ensure consistency with local sediment and erosion control requirements;
  - vi. procedures for receipt and consideration of information submitted by the public; and
  - vii. procedures for site inspections and enforcement of control measures.
- b. define appropriate BMPs for this minimum control measure and measurable goals for each BMP. These measurable goals must ensure the reduction of all of the pollutants of concern in your storm water discharges to the maximum extent practicable.
5. Post-construction storm water management in new development and redevelopment

The permittee must:

- a. develop, implement, and enforce a program to address and minimize storm water runoff from new development and redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale or that have been designated to protect water quality, that discharge into your small MS4 within the MS4 jurisdictional control. Your program must ensure that appropriate controls are in place that would protect water quality and reduce the discharge of pollutants to the maximum extent practicable. In addition, each permittee should adopt strategies that incorporate storm water infiltration, reuse and evapotranspiration of storm water into the project to the maximum extent practicable;
- b. develop and implement strategies which include a combination of structural and/or non-structural BMPs appropriate for all projects within your community for all new development and redevelopment that will reduce the discharge of pollutants, the volume and velocity of storm water flow to the maximum extent practicable. When selecting BMPs to comply with requirements contained in this Part, the permittee should adopt one or more of the following general strategies, in order of preference. Proposal of a strategy should include a rationale for not selecting an approach from among those with a higher preference. When approving a plan for development, redevelopment, highway construction, maintenance, replacement or repair on existing developed sites or other land disturbing activity covered under this Part, the permittee should require the person responsible for that activity to adopt one or more of these strategies, in order of preference, or provide a rationale for selecting a more preferred strategy.
  - i. preservation of the natural features of development sites, including natural storage and infiltration characteristics;
  - ii. preservation of existing natural streams, channels, and drainage ways;
  - iii. minimization of new impervious surfaces;
  - iv. conveyance of storm water in open vegetated channels;
  - v. construction of structures that provide both quantity and quality control, with structures serving multiple sites being preferable to those serving individual sites; and
  - vi. construction of structures that provide only quantity control, with structures serving multiple sites being preferable to those serving individual sites.



- c. develop and implement a program to minimize the volume of storm water runoff and pollutants from public highways, streets, roads, parking lots and sidewalks (public surfaces) through the use of BMPs that alone or in combination result in physical, chemical or biological pollutant load reduction, increased infiltration, evapotranspiration and reuse of storm water. The program shall include, but not be limited to the following elements:
    - i. appropriate training for all MS4 employees who manage or are directly involved in (or who retain others who manage or are directly involved in) the routine maintenance, repair or replacement of public surfaces in current green infrastructure or low impact design techniques applicable to such projects.
    - ii. appropriate training for all contractors retained to manage or carry out routine maintenance, repair or replacement of public surfaces in current green infrastructure or low impact design techniques applicable to such projects. Contractors may provide training to their employees for projects which include green infrastructure or low impact design techniques.
  - d. develop and implement a program to minimize the volume of storm water runoff and pollutants from existing privately owned developed property that contributes storm water to the MS4 within the MS4 jurisdictional control. Such program may contain the following elements:
    - i. source identification – establishment of an inventory of storm water and pollutants discharged to the MS4
    - ii. implementation of appropriate BMPs to accomplish the following:
      - A. education on green infrastructure BMPs
      - B. identify a relevant set of BMPs for all departments
      - C. evaluation of existing flood control techniques to determine the feasibility of pollution control retrofits
      - D. implementation of additional controls for special events expected to generate significant pollution (fairs, parades, performances)
      - E. implementation of appropriate maintenance programs, including maintenance agreements, for structural pollution control devices or systems
      - F. management of pesticides and fertilizers
      - G. street cleaning in targeted areas
  - e. use an ordinance or other regulatory mechanism to address post-construction runoff from new development and redevelopment projects, public surfaces and existing developed property as set forth above to the extent allowable under state or local law; and
  - f. require all regulated construction sites to have post-construction management plans that meets or exceeds the requirements of Section IV (D)(2)(b) of NPDES permit No. ILR10 including management practices, controls, and other provisions at least as protective as the requirements contained in the Illinois Urban Manual, 2002;
  - g. ensure adequate long-term operation and maintenance of BMPs; and
  - h. define appropriate BMPs for this minimum control measure and measurable goals for each BMP. These measurable goals must ensure the reduction of all of the pollutants of concern in your storm water discharges to the maximum extent practicable.
6. Pollution prevention/good housekeeping for municipal operations

The permittee must:

- a. develop and implement an operation and maintenance program that includes a training component and is designed to prevent and reduce the discharge of pollutants to the maximum extent practicable;
- b. using training materials that are available from EPA, the state of Illinois, or other organizations, your program must include employee training to prevent and reduce storm water pollution from activities such as park and open space maintenance, fleet and building maintenance, operation of storage yards, snow disposal, new construction and land disturbances, and storm water system maintenance procedures for proper disposal of street cleaning debris and catch basin material, address ways that flood management projects impact water quality, non-point source pollution control, green infrastructure controls, and aquatic habitat; and
- c. define appropriate BMPs for this minimum control measure and measurable goals for each BMP. These measurable

goals must ensure the reduction of all of the pollutants of concern in your storm water discharges to the maximum extent practicable.

**C. Qualifying State, County, or Local Program**

If an existing qualifying local program requires you to implement one or more of the minimum control measures of B. above, you may follow that qualifying program's requirements rather than the requirements of B. above. A qualifying local program is a local, county or state municipal storm water management program that imposes, at a minimum, the relevant requirements of Section B. Any qualifying local programs that you intend to follow shall be specified in your storm water management plan.

**D. Sharing Responsibility**

1. Implementation of one or more of the minimum measures may be shared with another entity, or the entity may fully take over the measure. You may rely on another entity only if:
  - a. the other entity, in fact, implements the control measure;
  - b. the particular control measure, or component of that measure is at least as stringent as the corresponding permit requirement;
  - c. the other entity agrees to implement the control measure on your behalf. Written acceptance of this obligation is expected. This obligation must be maintained as part of the description of your storm water management program. If the other entity agrees to report on the minimum measure, you must supply the other entity with the reporting requirements contained in Section V (C) of this permit. If the other entity fails to implement the control measure on your behalf, then you remain liable for any discharges due to that failure to implement.

**E. Reviewing and Updating Storm Water Management Programs**

1. **Storm Water Management Program Review:** You must do an annual review of your Storm Water Management Program in conjunction with preparation of the annual report required under Part V.(C).
2. **Storm Water Management Program Update:** You may change your Storm Water Management Program during the life of the permit in accordance with the following procedures:
  - a. changes adding (but not subtracting or replacing) components, controls, or requirements to the Storm Water Management Program may be made at any time upon written notification to the Agency; and
  - b. changes replacing an ineffective or unfeasible BMP specifically identified in the Storm Water Management Program with an alternate BMP may be requested at any time. Unless denied by the Agency, changes proposed in accordance with the criteria below shall be deemed approved and may be implemented 60 days from submittal of the request. If request is denied, the Agency will send you a written response giving a reason for the decision. Your modification requests must include the following:
    - i. an analysis of why the BMP is ineffective or infeasible (including cost prohibitive);
    - ii. expectations on the effectiveness of the replacement BMP; and
    - iii. an analysis of why the replacement BMP is expected to achieve the goals of the BMP to be replaced.
  - c. changes replacing or modifying any ordinances relative to the storm water management program;
  - d. change requests or notifications must be made in writing and signed in accordance with Standard Condition II of Attachment H.
3. **Storm Water Management Program Updates Required by the Agency.** The Agency may require changes to the Storm Water Management Program as needed to:
  - a. address impacts on receiving water quality caused, or contributed to, by discharges from the municipal separate storm sewer system;
  - b. include more stringent requirements necessary to comply with new federal statutory or regulatory requirements; or
  - c. include such other conditions deemed necessary by the Agency to comply with the goals and requirements of the Clean Water Act.

- d. changes requested by the Agency must be made in writing, set forth the time schedule for you to develop the changes, and offer you the opportunity to propose alternative program changes to meet the objective of the requested modification. All changes required by the Permitting Authority will be made in accordance with 40 CFR 124.5, 40 CFR 122.62, or as appropriate 40 CFR 122.63.

#### **PART V. MONITORING, RECORDKEEPING AND REPORTING**

##### **A. Monitoring**

The permittee must evaluate program compliance, the appropriateness of your identified best management practices, and progress towards achieving your identified measurable goals, which must include reducing the discharge of pollutants to the maximum extent practicable (MEP). Monitoring shall include at least annual monitoring of receiving waters upstream and downstream of the MS4 discharges, use of indicators to gauge the effects of storm water discharges on the physical/habitat-related aspects of the receiving waters, and/or monitoring of the effectiveness of BMPs.

##### **B. Recordkeeping**

The permittee must keep records required by this permit for the duration of this permit. All records shall be kept onsite or locally available and shall be made accessible to the Agency for review at the time of an on-site inspection. Except as otherwise provided in this permit, you must submit your records to the Agency only when specifically asked to do so. You must post your notice of intent (NOI), your storm water management plan and your annual reports on your website. You must make your records, including your notice of intent (NOI) and your storm water management plan, available to the public at reasonable times during regular business hours within 10 working days of its approval by the permitting authority. (You may assess a reasonable charge for copying. You may require a member of the public to provide advance notice, not to exceed seven working days.) Storm sewer maps may be withheld for security reasons.

##### **C. Reporting**

The permittee must submit annual reports to the Agency by the first day of June for each year that this permit is in effect. If the permittee maintains a website, a copy of the annual report shall be posted on the website by the first day of June of each year. Each report shall cover the period from March of the previous year through March of the current year. Your report must include:

1. The status of compliance with permit conditions, an assessment of the appropriateness of your identified best management practices and progress towards achieving the statutory goal of reducing the discharge of pollutants to the MEP, and your identified measurable goals for each of the minimum control measures;
2. Results of information collected and analyzed, including monitoring data, if any, during the reporting period;
3. A summary of the storm water activities you plan to undertake during the next reporting cycle (including an implementation schedule);
4. A change in any identified best management practices or measurable goals that apply to the program elements; and
5. Notice that you are relying on another government entity to satisfy some of your permit obligations (if applicable).
6. The annual reports shall be submitted to the following email and office addresses: [epa.ms4annualinsp@illinois.gov](mailto:epa.ms4annualinsp@illinois.gov).

Illinois Environmental Protection Agency  
Division of Water Pollution Control  
Compliance Assurance Section  
Municipal Annual Inspection Report  
1021 North Grand Avenue East  
P.O. Box 19276  
Springfield, Illinois 62794-9276

#### **PART VI. DEFINITIONS AND ACRONYMS (SEE ALSO SPECIAL CONDITIONS)**

All definitions contained in Section 502 of the Clean Water Act, 40 CFR 122, and 35 Ill. Adm. Code 309 shall apply to this permit and are incorporated herein by reference. For convenience, simplified explanations of some regulatory/statutory definitions have been provided, but in the event of a conflict, the definition found in the statute or regulation takes precedence.

**Best Management Practices (BMPs)** means structural or nonstructural controls, schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the state. BMPs also include treatment requirements, operating procedures, and practices to control runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.



**BMP** is an acronym for "Best Management Practices."

**CFR** is an acronym for "Code of Federal Regulations."

**Control Measure** as used in this permit, refers to any Best Management Practice or other method used to prevent or reduce storm water runoff or the discharge of pollutants to waters of the State.

**CWA or The Act** means the Clean Water Act (formerly referred to as the Federal Water Pollution Control Act or Federal Water Pollution Control Act Amendments of 1972) Pub. L. 92-500, as amended Pub. L. 95-217, Pub. L. 95-576, Pub. L. 96-483 and Pub. L. 97-117, 33 U.S.C. 1251 et. seq.

**Discharge**, when used without a qualifier, refers to discharge of a pollutant as defined at 40 CFR 122.2.

**Green Infrastructure** means wet weather management approaches and technologies that utilize, enhance or mimic the natural hydrologic cycle processes of infiltration, evapotranspiration and reuse. Green Infrastructure approaches currently in use include green roofs, trees and tree boxes, rain gardens, vegetated swales, pocket wetlands, infiltration planters, porous and permeable pavements, porous piping systems, dry wells, vegetated median strips, reforestation/revegetation, rain barrels and cisterns and protection and enhancement of riparian buffers and floodplains.

**Illicit Connection** means any man-made conveyance connecting an illicit discharge directly to a municipal separate storm sewer.

**Illicit Discharge** is defined at 40 CFR 122.26(b)(2) and refers to any discharge to a municipal separate storm sewer that is not composed entirely of storm water, except discharges authorized under an NPDES permit (other than the NPDES permit for discharges from the MS4) and discharges resulting from fire fighting activities.

**MEP** is an acronym for "Maximum Extent Practicable," the technology-based discharge standard for Municipal Separate Storm Sewer Systems to reduce pollutants in storm water discharges that was established by CWA Section 402(p). A discussion of MEP as it applies to small MS4s is found at 40 CFR 122.34.

**MS4** is an acronym for "Municipal Separate Storm Sewer System" and is used to refer to a Large, Medium, or Small Municipal Separate Storm Sewer System (e.g. "the Dallas MS4"). The term is used to refer to either the system operated by a single entity or a group of systems within an area that are operated by multiple entities (e.g., the Houston MS4 includes MS4s operated by the city of Houston, the Texas Department of Transportation, the Harris County Flood Control District, Harris County, and others).

**Municipal Separate Storm Sewer** is defined at 40 CFR 122.26(b)(8) and means a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains): (i) Owned or operated by a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, storm water, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under Section 208 of the CWA that discharges to waters of the United States; (ii) Designed or used for collecting or conveying storm water; (iii) Which is not a combined sewer; and (iv) Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

**NOI** is an acronym for "Notice of Intent" to be covered by this permit and is the mechanism used to "register" for coverage under a general permit.

**NPDES** is an acronym for "National Pollutant Discharge Elimination System."

**Outfall** is defined at 40 CFR 122.26(b)(9) and means a point source as defined by 40 CFR 122.2 at the point where a municipal separate storm sewer discharges to waters of the United States and does not include open conveyances connecting two municipal storm sewers, or pipes, tunnels or other conveyances which connect segments of the same stream or other waters of the United States and are used to convey waters of the United States.

**Owner or Operator** is defined at 40 CFR 122.2 and means the owner or operator of any "facility or activity" subject to regulation under the NPDES program.

**Permitting Authority** means the Illinois EPA.

**Point Source** is defined at 40 CFR 122.2 and means any discernable, confined and discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agricultural storm water runoff.

**Qualifying Local Program** is defined at 40 CFR 122.34(c) and means a local, state, or Tribal municipal storm water management program that imposes, at a minimum, the relevant requirements of paragraph (b) of Section 122.34.

**Small Municipal Separate Storm Sewer System** is defined at 40 CFR 122.26(b)(16) and refers to all separate storm sewers that are owned or operated by the United States, a State [sic], city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State [sic] law) having jurisdiction over disposal of sewage, industrial wastes, storm water, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under Section 208 of the CWA that discharges to waters of the United States, but is not defined as "large" or "medium" municipal separate storm sewer system. This term includes systems similar to separate storm sewer systems in municipalities, such as systems at military bases, large hospital or prison complexes, and highways and other thoroughfares. The term does not include separate storm sewers in very discrete areas, such as individual buildings.

**Storm Water** is defined at 40 CFR 122.26(b)(13) and means storm water runoff, snowmelt runoff, and surface runoff and drainage.

**Storm Water Management Program (SWMP)** refers to a comprehensive program to manage the quality of storm water discharged from the municipal separate storm sewer system.

**SWMP** is an acronym for "Storm Water Management Program."

**TMDL** is an acronym for "Total Maximum Daily Load."

**Waters** (also referred to as waters of the state or receiving water) is defined at Section 301.440 of Title 35: Subtitle C: Chapter I of the Illinois Pollution Control Board Regulations and means all accumulations of water, surface and underground, natural, and artificial, public and private, or parts thereof, which are wholly or partially within, flow through, or border upon the State of Illinois, except that sewers and treatment works are not included except as specially mentioned; provided, that nothing herein contained shall authorize the use of natural or otherwise protected waters as sewers or treatment works except that in-stream aeration under Agency permit is allowable.

**"You" and "Your"** as used in this permit is intended to refer to the permittee, the operator, or the discharger as the context indicates and that party's responsibilities (e.g., the city, the country, the flood control district, the U.S. Air Force, etc.).

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**Attachment H  
Standard Conditions  
Definitions**

**Act** means the Illinois Environmental Protection Act, 415 LCS 5 as Amended.

**Agency** means the Illinois Environmental Protection Agency.

**Board** means the Illinois Pollution Control Board.

**Clean Water Act** (formerly referred to as the Federal Water Pollution Control Act) means Pub. L. 92-500, as amended, 33 U.S.C. 1251 et seq.

**NPDES** (National Pollutant Discharge Elimination System) means the national program for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements under Sections 307, 402, 318 and 405 of the Clean Water Act.

**USEPA** means the United States Environmental Protection Agency.

**Daily Discharge** means the discharge of a pollutant measured during a calendar day or any 24-hour period that reasonably represents the calendar day for purposes of sampling. For pollutants with limitations expressed in units of mass, the "daily discharge" is calculated as the total mass of the pollutant discharged over the day. For pollutants with limitations expressed in other units of measurements, the "daily discharge" is calculated as the average measurement of the pollutant over the day.

**Maximum Daily Discharge Limitation** (daily maximum) means the highest allowable daily discharge.

**Average Monthly Discharge Limitation** (30 day average) means the highest allowable average of daily discharges over a calendar month, calculated as the sum of all daily discharges measured during a calendar month divided by the number of daily discharges measured during that month.

**Average Weekly Discharge Limitation** (7 day average) means the highest allowable average of daily discharges over a calendar week, calculated as the sum of all daily discharges measured during a calendar week divided by the number of daily discharges measured during that week.

**Best Management Practices (BMPs)** means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the State. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

**Aliquot** means a sample of specified volume used to make up a total composite sample.

**Grab Sample** means an individual sample of at least 100 milliliters collected at a randomly-selected time over a period not exceeding 15 minutes.

**24 Hour Composite Sample** means a combination of at least 2 sample aliquots of at least 100 milliliters collected at periodic intervals during the operating hours of a facility over a 24-hour period.

**8 Hour Composite Sample** means a combination of at least 3 sample aliquots of at least 100 milliliters collected at periodic intervals during the operating hours of a facility over an 8-hour period.

**Flow Proportional Composite Sample** means a combination of sample aliquots of at least 100 milliliters collected at periodic intervals such that either the time interval between each aliquot or the volume of each aliquot is proportional to either the stream flow or the time of sampling or the total stream flow since the collection of the previous aliquot.

(1) **Duty to comply.** The permittee must comply with all conditions of this permit. Any permit noncompliance constitutes a violation of the Act and is grounds for enforcement action, permit termination, revocation and reissuance, modification, or for denial of a permit renewal application. The permittee shall comply with effluent standards or prohibitions established under Section 307(a) of the Clean Water Act for toxic pollutants within the time provided in the regulations that establish these standards or prohibitions, even if the permit has not yet been modified to incorporate the requirement.

(2) **Duty to reapply.** If the permittee wishes to continue an activity regulated by this permit after the expiration date of this permit, the permittee must apply for and obtain a new permit. If the permittee submits a proper application as required by the Agency no later than 180 days prior to the expiration date, this permit shall continue in full force and effect until the final Agency decision on the application has been made.

(3) **Need to halt or reduce activity not a defense.** It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit.

(4) **Duty to mitigate.** The permittee shall take all reasonable steps to minimize or prevent any discharge in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

(5) **Proper operation and maintenance.** The permittee shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the permittee to achieve compliance with conditions of this permit. Proper operation and maintenance includes effective performance, adequate funding, adequate operator staffing and training, and adequate laboratory and process controls, including appropriate quality assurance procedures. This provision requires the operation of back-up, or auxiliary facilities, or similar systems, only when necessary to achieve compliance with the conditions of the permit.

(6) **Permit actions.** This permit may be modified, revoked and reissued, or terminated for cause by the Agency pursuant to 40 CFR 122.62. The filing of a request by the permittee for a permit modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance, does not stay any permit condition.

(7) **Property rights.** This permit does not convey any property rights of any sort, or any exclusive privilege.

(8) **Duty to provide information.** The permittee shall furnish to the Agency within a reasonable time, any information which the Agency may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this permit, or to determine compliance with the permit. The permittee shall also furnish to the Agency, upon request, copies of records required to be kept by this permit.

(9) **Inspection and entry.** The permittee shall allow an authorized representative of the Agency, upon the presentation of credentials and other documents as may be required by law, to:

(a) Enter upon the permittee's premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this permit;

(b) Have access to and copy, at reasonable times, any records that must be kept under the conditions of this permit;

(c) Inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this permit, and

(d) Sample or monitor at reasonable times, for the purpose of assuring permit compliance, or as otherwise authorized by the Act, entry substances or parameters at any location.

(10) **Monitoring and records.**

(a) Samples and measurements taken for the purpose of monitoring shall be representative of the monitored activity.

(b) The permittee shall retain records of all monitoring information, including all calibration and maintenance records, and all original strip chart recordings for continuous monitoring instrumentation, copies of all reports required by this permit, and records of all data used to complete the application for this permit, for a period of at least 3 years from the date of this permit, measurement, report or application. This period may be extended by request of the Agency at any time.

(c) Records of monitoring information shall include:

(1) The date, exact place, and time of sampling or measurements.

(2) The individual(s) who performed the sampling or measurements;

(3) The date(s) analyses were performed;

(4) The individual(s) who performed the analyses;

(5) The analytical techniques or methods used, and

(6) The results of such analyses.

(d) Monitoring must be conducted according to test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit. Where no test procedure under 40 CFR Part 136 has been approved, the permittee must submit to the Agency a test method for approval. The permittee shall calibrate and perform maintenance procedures on all monitoring and analytical instrumentation at intervals to ensure accuracy of measurements.

(11) **Signatory requirement.** All applications, reports or information submitted to the Agency shall be signed and certified.

(a) **Application.** All permit applications shall be signed as follows:

(1) For a corporation: by a principal executive officer; or at least the level of vice president, or a person or position having overall responsibility for environmental matters for the corporation;

(2) For a partnership or sole proprietorship: by a general partner or the proprietor respectively, or

(3) For a municipality, State, Federal, or other public agency, by either a principal executive officer or ranking elected official:

(c) Reports. All reports required by permits or other information requested by the Agency shall be signed by a person described in paragraph (a) or by a duly authorized representative of that person. A person is a duly authorized representative only if:

(1) The authorization is made in writing by a person described in paragraph (a) and

(c) Changes of Authorization. If an authorization under (b) is no longer accurate because a different individual or position has responsibility for the overall operation of the facility, a new authorization satisfying the requirements of (b) must be submitted to the Agency prior to or together with any reports, information, or applications to be signed by an authorized representative.

## (12) Reporting requirements

(a) Planned changes. The permittee shall give notice to the Agency as soon as possible of any planned physical alterations or additions to the permitted facility.

(b) Anticipated noncompliance. The permittee shall give advance notice to the Agency of any planned changes in the permitted facility or activity which may result in noncompliance with permit requirements.

(c) Compliance schedules. Reports of compliance or noncompliance with, or any progress report, on, interim, and final requirements contained in any compliance schedule of this permit shall be submitted no later than 14 days following each schedule date.

(d) Monitoring reports. Monitoring results shall be reported at the intervals specified elsewhere in this permit.

(1) Monitoring results must be reported on a Discharge Monitoring Report (DMR).

(2) If the permittee monitors any pollutant more frequently than required by the permit, using test procedures approved under 40 CFR 136 or as specified in the permit, the results of this monitoring shall be included in the calculation and reporting of the data submitted in the DMR.

(3) Calculations for all limitations which require averaging of measurements shall utilize an arithmetic mean unless otherwise specified by the Agency in the permit.

(e) Twenty-four hour reporting. The permittee shall report any noncompliance which may endanger health or the environment. Any information shall be provided orally, within 24 hours from the time the permittee becomes aware of the circumstances. A written submission shall also be provided within 5 days of the time the permittee becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause, the period of noncompliance, including exact dates and time, and if the noncompliance has not been corrected, the anticipated time it is expected to continue, and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. The following shall be included as information which could be reported within 24 hours:

(1) Any unanticipated bypass which exceeds any effluent limitation in the permit.

(2) Violation of a maximum daily discharge limitation for any of the pollutants listed by the Agency in the permit to be reported within 24 hours.

The Agency may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.

(f) Other noncompliance. The permittee shall report all instances of noncompliance not reported under paragraphs (12)(c), (d), or (e), at the time monitoring reports are submitted. The reports shall contain the information listed in paragraph (12)(e).

(g) Other information. Where the permittee becomes aware that it failed to submit any relevant facts in a permit application, or submitted incorrect information in a permit application, or in any report to the Agency, it shall promptly submit such facts or information.

## (13) Transfer of permits. A permit may be automatically transferred to a new permittee if:

(a) The current permittee notifies the Agency at least 30 days in advance of the proposed transfer date.

(c) The notice includes a written agreement between the existing and new permittees containing a specific date for transfer of permit responsibility, coverage and liability between the current and new permittees, and

(c) The Agency does not notify the existing permittee and the proposed new permittee of its intent to modify or revoke and reissue the permit. If this notice is not received, the transfer is effective on the date specified in the agreement.

(2) The authorization specifies either an individual or a position responsible for the overall operation of the facility, from which the discharge originates, such as a plant manager, superintendent or person of equivalent responsibility; and

(3) The written authorization is submitted to the Agency.

(14) All manufacturing, commercial, mining, and agriculture dischargers must notify the Agency as soon as they know or have reason to believe:

(a) That any activity has occurred or will occur which would result in the discharge of any toxic pollutant identified under Section 307 of the Clean Water Act which is not listed in the permit, if that discharge will exceed the highest of the following notification levels:

(1) One hundred micrograms per liter (100 ug/l)

(2) Two hundred micrograms per liter (200 ug/l) for acrolein and acrylonitrile, five hundred micrograms per liter (500 ug/l) for 2,4-dinitrophenol and for 2-methyl-4,6-dinitrophenol, and one milligram per liter (1 mg/l) for antimony.

(3) Five (5) times the maximum concentration value reported for that pollutant in the NPDES permit application, or

(4) The level established by the Agency in this permit.

(b) That they have begun or expect to begin to use or manufacture as an intermediate or final product or byproduct any toxic pollutant which was not reported in the NPDES permit application.

(15) All Publicly Owned Treatment Works (POTWs) must provide adequate notice to the Agency of the following:

(a) Any new introduction of pollutants into that POTW from an indirect discharge which would be subject to Sections 301 or 306 of the Clean Water Act if it were directly discharging those pollutants, and

(b) Any substantial change in the volume or character of pollutants being introduced into that POTW by a source introducing pollutants into the POTW at the time of issuance of the permit.

(c) For purposes of this paragraph, adequate notice shall include information on (i) the quality and quantity of effluent introduced into the POTW, and (ii) any anticipated impact of the change on the quantity or quality of effluent to be discharged from the POTW.

(16) If the permit is issued to a publicly owned or publicly regulated treatment works, the permittee shall require any industrial user of such treatment works to comply with Federal requirements concerning:

(a) User charges pursuant to Section 204(b) of the Clean Water Act and applicable regulations appearing in 40 CFR 35,

(b) Toxic pollutant effluent standards and pretreatment standards pursuant to Section 307 of the Clean Water Act, and

(c) Inspection, monitoring and entry pursuant to Section 306 of the Clean Water Act.

(17) If an applicable standard or limitation is promulgated under Section 301(b)(2)(C) and (D), 304(b)(2) or 307(a)(2) and that effluent standard or limitation is more stringent than any effluent limitation in the permit, or controls a pollutant not limited in the permit, the permit shall be promptly modified or revoked, and reissued to conform to that effluent standard or limitation.

(18) Any authorization to construct issued to the permittee pursuant to 35 U.S. Code 309-154 is hereby incorporated by reference as a condition of this permit.

(19) The permittee shall not make any false statement, representation or certification in any application, record, report, plan or other document submitted to the Agency or the USEPA, or required to be maintained under this permit.

(20) The Clean Water Act provides that any person who violates a permit condition implementing Sections 301, 302, 305, 307, 308, 318, or 405 of the Clean Water Act is subject to a civil penalty not to exceed \$10,000 per day of such violation. Any person who willfully or negligently violates permit conditions implementing Sections 301, 302, 305, 307, or 308 of the Clean Water Act is subject to a fine of not less than \$2,500 nor more than \$25,000 per day of violation, or by imprisonment for not more than one year or both.

(21) The Clean Water Act provides that any person who falsifies, tampers with, or knowingly renders inaccurate any monitoring device or method required to be maintained under permit shall, upon conviction, be punished by a fine of not more than \$10,000 per

violation, or by imprisonment for not more than 6 months per violation, or by both.

- (22) The Clean Water Act provides that any person who knowingly makes any false statement, representation, or certification in any record or other document submitted or required to be maintained under this permit shall, including monitoring reports or reports of compliance or non-compliance shall, upon conviction, be punished by a fine of not more than \$10,000 per violation, or by imprisonment for not more than 6 months per violation, or by both.
- (23) Collected screening slimes, sludges, and other solids shall be disposed of in such a manner as to prevent entry of those wastes (or runoff from the wastes) into waters of the State. The proper authorization for such disposal shall be obtained from the Agency and is incorporated as part hereof by reference.
- (24) In case of conflict between these standard conditions and any other condition(s) included in this permit the other condition(s) shall govern.
- (25) The permittee shall comply with, in addition to the requirements of the permit, all applicable provisions of 35 Ill. Adm. Code Subtitle C, Subtitle D, Subtitle E, and all applicable orders of the Board.
- (26) The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit is held invalid, the remaining provisions of this permit shall continue in full force and effect.

(Rev. 6-1-2007)



# United City of Yorkville

County Seat of Kendall County

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-8545

Fax: 630-553-3436

Website: [www.yorkville.il.us](http://www.yorkville.il.us)

## NPDES / EROSION CONTROL INSPECTION REPORT

Date of Inspection: \_\_\_\_\_ Project: \_\_\_\_\_  
Name of Inspector: \_\_\_\_\_  
Type of Inspection: Weekly \_\_\_\_\_ > 0.5" Precip. \_\_\_\_\_  
Contractor: \_\_\_\_\_  
Subs: \_\_\_\_\_  
\_\_\_\_\_

1. Are all of the temporary and permanent controls contained in the pollution prevention (erosion control) plan or as directed by the engineer in place? ☐ YES ☐ NO  
If not, why not? \_\_\_\_\_  
\_\_\_\_\_

2. Are the temporary and permanent erosion and sediment controls that have been installed operating correctly? ☐ YES ☐ NO If not, what additional controls or adjustments is the contractor hereby directed to install or perform? \_\_\_\_\_  
\_\_\_\_\_

3. Are the erosion and sediment controls being properly maintained? ☐ YES ☐ NO  
If not, what maintenance is the contractor hereby directed to perform? \_\_\_\_\_  
\_\_\_\_\_

4. Is there tracking of sediment from locations where vehicles enter and leave the project? ☐ YES ☐ NO If yes, describe the location(s) and the actions the contractor is hereby directed to perform. \_\_\_\_\_  
\_\_\_\_\_

5. Have the additional controls, adjustments, or maintenance directed as a result of the last inspection been implemented within seven (7) calendar days? ☐ YES ☐ NO  
If not, the contractor is hereby notified that no further work activity will be permitted to take place until the necessary corrective measures have been taken.

Other comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Inspector Signature



# United City of Yorkville

County Seat of Kendall County

800 Game Farm Road

Yorkville, Illinois, 60560

Telephone: 630-553-4350

Fax: 630-553-7575

Website: [www.yorkville.il.us](http://www.yorkville.il.us)

Date:

## 1<sup>ST</sup> NOTICE OF VIOLATION

Applicant Name

Company

Address

City State Zip

Subject: **Project Name**  
Site Development Permit No. \_\_\_\_\_  
**1<sup>st</sup> Notice of Violation**

Gentlemen:

You are hereby notified of the following violation(s) to your Site Development Permit:

- ☐ Failure to notify the city prior to construction.
- ☐ Failure to install/maintain a non-erosive outlet from the structure to the watercourse  
Location(s) \_\_\_\_\_
- ☐ Failure to install/maintain soil erosion and sediment control features prior to commencing earthwork.  
Location(s) \_\_\_\_\_
- ☐ Failure to install/maintain temporary or permanent seeding.  
Location(s) \_\_\_\_\_
- ☐ Failure to install/maintain sod.  
Location(s) \_\_\_\_\_
- ☐ Failure to install/maintain erosion control blanket.  
Location(s) \_\_\_\_\_
- ☐ Failure to properly install/maintain silt fence.  
Location(s) \_\_\_\_\_
- ☐ Failure to install/maintain sediment traps.  
Location(s) \_\_\_\_\_

- ☐ Failure to install/maintain storm inlet protection.  
Location(s) \_\_\_\_\_
- ☐ Failure to route dewatering services through an effective sediment control measure.  
Location(s) \_\_\_\_\_
- ☐ Failure to install/maintain stabilized construction entrance. Failure to clean right of way/pavement.  
Location(s) \_\_\_\_\_
- ☐ Failure to install/maintain runoff diversion controls.  
Location(s) \_\_\_\_\_
- ☐ Failure to prevent erosion from stockpile, or the placement of stockpile in a flood-prone or buffer area.  
Location(s) \_\_\_\_\_
- ☐ Failure to maintain dust control.  
Location(s) \_\_\_\_\_
- ☐ Failure to follow permitted construction sequencing.  
Location(s) \_\_\_\_\_
- \_\_\_\_\_

You must take immediate action and cure all deficiencies identified above within five (5) working days, or the city may issue a Stop Work Order or invoke penalties and legal actions that provides for fines for each offense each day the violation continues. Once all deficiencies have been cured, please call our office to schedule a re-inspection. If you have any questions please contact the City Engineer at (630)553-8545.

Sincerely,



Code Official

cc: \_\_\_\_\_



## **STORMWATER MANAGEMENT SYSTEM ANNUAL MAINTENANCE PLAN FOR EXISTING FACILITIES**

### **Purpose and Objective:**

Detention and water quality treatment facilities, storm sewers, swales and native vegetation/buffer areas define a development's stormwater management system. When land is altered to build homes and other developments, the natural system of trees and plants is replaced with impervious surfaces like sidewalks, streets, decks, roofs, driveways, or lawns over highly compacted soils. As a result more rain water / storm water flows off the land at a faster rate and less rain water is absorbed into the soil. This can lead to streambank erosion, downstream flooding and increased concentrations of pollutants. The existing storm water management system was designed to help slow the rate of runoff from the development and maintain the quality of the storm water leaving the site.

### **Inspection Frequency:**

Inspection experience will determine the required cleaning frequencies for the components of the stormwater management system. At a minimum, the attached checklist items should be inspected annually. Detention ponds (including the outlet control structure and restrictors) should be inspected on a monthly basis during wet weather conditions from March to November.

### **Maintenance Considerations:**

Whenever possible, maintenance activities should be performed during the inspection. These activities should be supplemented by repair / replacement as required. A Registered Professional Engineer (PE) shall be hired for design resolution of specific items as indicated on the checklist below.

### **Cost Considerations:**

Frequent maintenance program work execution will lead to less frequent and less costly long-term maintenance and repair. The attached checklist items may need to be amended based on inspection experience.

### **Record Keeping:**

Separate and distinct records should be maintained by the responsible party for all tasks performed associated with this plan. The records shall include the dates of maintenance visits, who performed the inspection, and a description of the work performed.

## Post-Construction Stormwater Management System Inspection Checklist

The following checklist describes the suggested routine inspection items and recommended measures to be taken to ensure that the Stormwater Management System functions as designed. When hiring a PE is the recommended measure, the PE shall inspect, evaluate and recommend corrective actions. The General section outlines items that should be taken into consideration during inspection and maintenance activities. While performing an overall inspection of your system, please check for the following items.

### **General -**

- Litter and debris shall be controlled.
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations.
- Riprap areas shall be repaired with the addition of new riprap, as necessary, of adequate size and shape.
- Roads and parking lots shall be swept or vacuumed on a periodic basis.
- Access path to storm water management facilities should be free from obstructions (woodpiles, sheds, vegetation).
- Fences, gates and posts shall be maintained.
- Signs shall be maintained.

### **Storage Facilities (Detention, Retention and Water Quality Treatment Facilities)**

#### Dams and berms

- \_\_\_ Settlement. If settlement observed, hire a PE.
- \_\_\_ Breaks or failures. If failure observed, notify the Village immediately and hire a PE.
- \_\_\_ Erosion. Repair as needed.
- \_\_\_ Signs of leakage, seepage or wet spots. If observed, hire a PE.
- \_\_\_ Unwanted growth or vegetation. Remove as needed.

#### Shorelines

- \_\_\_ Erosion or rip-rap failures. Repair as needed
- \_\_\_ Undermining. Stabilize and repair as needed.

#### Outlet and inlet structure

- \_\_\_ Obstructions blocking outlet pipe, restrictor, channel or spillway. Remove obstructions immediately.
- \_\_\_ Separation of joints. Repair as needed.
- \_\_\_ Cracks, breaks, or deterioration of concrete. Repair as needed
- \_\_\_ Scour and erosion at outlet. If observed, repair (consider additional or alternative stabilization methods).
- \_\_\_ Condition of trash racks. Remove any collected debris.

- \_\_\_\_\_ Outlet channel conditions downstream. Stabilize soil or remove obstructions as needed.

#### Storage Volume

- \_\_\_\_\_ Facilities shall be inspected to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. If a detention facility includes specific locations designed to accumulate sediment these locations should be dredged every 5-yrs or when 50% of the volume has been lost.
- \_\_\_\_\_ Wet ponds lose 0.5 - 1.0% of their volume annually. Dredging is required when accumulated volume loss reaches 15%, or approximately every 15-20 years.

#### Storm Sewers

- \_\_\_\_\_ System is free draining into collection channels or catch basins. If concerned, clean or repair.
- \_\_\_\_\_ Catch basins. Remove sediment when more than 50% of basin sump is filled.
- \_\_\_\_\_ Siltation in Culvert. Culverts shall be checked for siltation deposit, clean out as necessary.

#### Bridges

- \_\_\_\_\_ Any scouring around wing walls. Stabilize and repair as needed. If concerned, hire a PE.
- \_\_\_\_\_ Any undermining of footings. Stabilize and repair as needed. If concerned, hire a PE.

#### Swales –

- \_\_\_\_\_ All ditches or pipes connecting ponds in series should be checked for debris that may block flow.
- \_\_\_\_\_ Repair and replace permanent check-dams as necessary.
- \_\_\_\_\_ Verify systems (both drainage ditches and sideyard swales) are maintaining originally constructed design slope and cross-sectional area. If fill or sediment contributes to elevation changes in swale, re-grading and re-shaping shall be performed. Licensed surveyors shall be hired to lay-out and check grades. No landscaping, earthen fill, gardens, or other obstructions (including sheds and other structures) shall be allowed in the swales that would impede design drainage flow patterns.

#### Vegetated Areas –

- \_\_\_\_\_ Need for planting, reseeding or sodding of native areas. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
- \_\_\_\_\_ Need for planting, reseeding or sodding of turf areas. Supplement alternative native vegetation if a significant portion has not established (75% of the surface area).

Reseed with alternative grass species if original grass cover has not successfully established.

- \_\_\_\_\_ Invasive vegetation (refer to the Native Plant Guide for Streams and Stormwater Facilities in Northeastern Illinois, or hire an environmental or landscape specialist, or hire an environmental or landscape specialist). Remove as necessary.

**Wetland Buffers –**

- \_\_\_\_\_ Inspect for evidence of erosion or concentrated flows through or around the buffer. All eroded areas should be repaired, seeded and mulched. A shallow stone trench should be installed as a level spreader to distribute flows evenly in any area showing concentrated flows.
- \_\_\_\_\_ All existing undergrowth, forest floor duff layer, and leaf litter must remain undisturbed except in designated paths or permitted encroachment areas.
- \_\_\_\_\_ No tree cutting is allowed except for normal maintenance of dead, diseased and damaged trees or; the culling of invasive, noxious or non-native species that are to be replaced by more desirable and native vegetation.
- \_\_\_\_\_ A buffer must maintain a dense, complete and vigorous cover of "non-lawn" vegetation which should not be mowed no more than once a year. Vegetation may include grass and other herbaceous species as well as shrubs and trees.
- \_\_\_\_\_ Use or maintenance activities within the buffer shall be conducted so as to prevent damage to vegetation and exposure of soil.

## **STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN FOR NEW FACILITIES**

Subject: **INSERT DEVELOPMENT NAME HERE**

SUCH PROPERTY BEING THE REAL PROPERTY NOW DULY PLATTED AS **INSERT DEVELOPMENT NAME HERE**, AS SUCH PLAT IS NOW RECORDED AS DOCUMENT NO. **INSERT DOCUMENT NUMBER**, IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF KENDALL, STATE OF ILLINOIS, HEREBY MAKES THE FOLLOWING DECLARATIONS OF MAINTENANCE RESPONSIBILITIES.

### Responsibilities

Adequate provisions for maintenance of the stormwater system are an essential aspect of long-term drainage performance. Responsibility for the overall maintenance shall rest with the **insert responsible party name here**.

### Purpose and Objective:

Detention and water quality treatment facilities, storm sewers, swales and native vegetation/buffer areas define a development's stormwater management system. When land is altered to build homes and other developments, the natural system of trees and plants is replaced with impervious surfaces like sidewalks, streets, decks, roofs, driveways, or lawns over highly compacted soils. As a result more rain water / storm water flows off the land at a faster rate and less rain water is absorbed into the soil. This can lead to streambank erosion, downstream flooding and increased concentrations of pollutants. The storm water management system was designed to help slow the rate of runoff from the development and improve the quality of the storm water leaving the site.

### Interpretation as to Requirements Under This Maintenance Plan:

The requirement for this Maintenance Plan is generated by the City of Yorkville Ordinance 2009-78. The interpretation of the maintenance requirements set forth in this Maintenance Plan shall be interpreted on the basis of the intent and requirements of said Ordinance.

### Inspection Frequency:

Inspection experience will determine the required cleaning frequencies for the components of the stormwater management system. At a minimum, the attached checklist items should be inspected annually. Detention ponds (including the outlet control structure and restrictors) should be inspected on a monthly basis during wet weather conditions from March to November.

### Maintenance Considerations:

Whenever possible, maintenance activities should be performed during the inspection. These activities should be supplemented by repair / replacement as required. A Registered Professional Engineer (PE) shall be hired for design resolution of specific items as indicated on the checklist below.

### Cost Considerations:

Frequent maintenance program work execution will lead to less frequent and less costly long-term maintenance and repair. The attached checklist items may need to be amended based on experience recorded over the initial period of occupancy of the development.

### Record Keeping:

Separate and distinct records shall be maintained by the responsible party for all tasks performed associated with this plan. The records shall include the dates of maintenance visits, who performed the inspection, and a description of the work performed.

\_\_\_\_\_, the owner's agent, has caused these presents to be signed and acknowledged, this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

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

## Post-Construction Stormwater Management System Inspection Checklist

The following checklist describes the suggested routine inspection items and recommended measures to be taken to ensure that the Stormwater Management System functions as designed. When hiring a PE is the recommended measure, the PE shall inspect, evaluate and recommend corrective actions. The General section outlines items that should be taken into consideration during inspection and maintenance activities. While performing an overall inspection of your system, please check for the following items.

### General -

- Litter and debris shall be controlled.
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations.
- Riprap areas shall be repaired with the addition of new riprap, as necessary, of adequate size and shape.
- Roads and parking lots shall be swept or vacuumed on a periodic basis.
- Access path to storm water management facilities should be free from obstructions (woodpiles, sheds, vegetation).
- Fences, gates and posts shall be maintained.
- Signs shall be maintained.

### Dams and berms

- \_\_\_\_\_ Settlement. If settlement observed, hire a PE.
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- \_\_\_\_\_ Erosion. Repair as needed.
- \_\_\_\_\_ Signs of leakage, seepage or wet spots. If observed, hire a PE.
- \_\_\_\_\_ Unwanted growth or vegetation. Remove as needed.

### Shorelines

- \_\_\_\_\_ Erosion or rip-rap failures. Repair as needed
- \_\_\_\_\_ Undermining. Stabilize and repair as needed.

### Outlet and inlet structure

- \_\_\_\_\_ Obstructions blocking outlet pipe, restrictor, channel or spillway. Remove obstructions immediately.
- \_\_\_\_\_ Separation of joints. Repair as needed.
- \_\_\_\_\_ Cracks, breaks, or deterioration of concrete. Repair as needed
- \_\_\_\_\_ Scour and erosion at outlet. If observed, repair (consider additional or alternative stabilization methods).
- \_\_\_\_\_ Condition of trash racks. Remove any collected debris.
- \_\_\_\_\_ Outlet channel conditions downstream. Stabilize soil or remove obstructions as needed.

### **Storage Volume**

- \_\_\_\_\_ Facilities shall be inspected to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. If a detention facility includes specific locations designed to accumulate sediment these locations should be dredged every 5-yrs or when 50% of the volume has been lost.
- \_\_\_\_\_ Wet ponds lose 0.5 - 1.0% of their volume annually. Dredging is required when accumulated volume loss reaches 15%, or approximately every 15-20 years.

### **Storm Sewers**

- \_\_\_\_\_ System is free draining into collection channels or catch basins. Clean and/or repair as necessary.
- \_\_\_\_\_ Catch basins. Remove sediment when more than 50% of basin sump is filled.
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### **Bridges**

- \_\_\_\_\_ Any scouring around wing walls. Stabilize and repair as needed. If concerned, hire a PE.
- \_\_\_\_\_ Any undermining of footings. Stabilize and repair as needed. If concerned, hire a PE.

### **Swales –**

- \_\_\_\_\_ All ditches or pipes connecting ponds in series should be checked for debris that may block flow.
- \_\_\_\_\_ Repair and replace permanent check-dams as necessary.
- \_\_\_\_\_ Verify systems (both drainage ditches and sideyard swales) are maintaining originally constructed design slope and cross-sectional area. If fill or sediment contributes to elevation changes in swale, re-grading and re-shaping shall be performed. Licensed surveyors shall be hired to lay-out and check grades. No landscaping, earthen fill, gardens, or other obstructions (including sheds and other structures) shall be allowed in the swales that would impede design drainage flow patterns.

### **Vegetated Areas –**

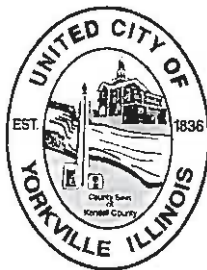
- \_\_\_\_\_ Need for planting, reseeding or sodding of native areas. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
- \_\_\_\_\_ Need for planting, reseeding or sodding of turf areas. Supplement alternative native vegetation if a significant portion has not established (75% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.



- \_\_\_\_\_ Invasive vegetation (refer to the Native Plant Guide for Streams and Stormwater Facilities in Northeastern Illinois, or hire an environmental or landscape specialist). Remove as necessary.

**Wetland Buffers –**

- \_\_\_\_\_ Inspect for evidence of erosion or concentrated flows through or around the buffer. All eroded areas should be repaired, seeded and mulched. A shallow stone trench should be installed as a level spreader to distribute flows evenly in any area showing concentrated flows.
- \_\_\_\_\_ All existing undergrowth, forest floor duff layer, and leaf litter must remain undisturbed except in designated paths or permitted encroachment areas.
- \_\_\_\_\_ No tree cutting is allowed except for normal maintenance of dead, diseased and damaged trees or; the culling of invasive, noxious or non-native species that are to be replaced by more desirable and native vegetation.
- \_\_\_\_\_ A buffer must maintain a dense, complete and vigorous cover of "non-lawn" vegetation which should not be mowed more than once a year. Vegetation may include grass and other herbaceous species as well as shrubs and trees.
- \_\_\_\_\_ Use or maintenance activities within the buffer shall be conducted so as to prevent damage to vegetation and exposure of soil.



## United City of Yorkville

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Yorkville, Illinois 60560

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### STORM WATER BASIN ANNUAL INSPECTION REPORT

Basin Address and/or Location: \_\_\_\_\_

Basin Type (circle):    Dry Detention    Wet Detention    Naturalized

Owner Name: \_\_\_\_\_ Owner Contact Number: \_\_\_\_\_

Owner Address: \_\_\_\_\_

Owner Email: \_\_\_\_\_

Maintainer Name: \_\_\_\_\_ Maintainer Contact Number: \_\_\_\_\_

Maintainer Address: \_\_\_\_\_

Maintainer Email: \_\_\_\_\_

Inspection Date: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

Complete **ONLY** the "Annual Inspection Items" and sign below for all years between 5<sup>th</sup> Year Inspections. The 5<sup>th</sup> Year Inspection to be completed entirely by a professional engineer, licensed in the State of Illinois. See Page 2 for more information regarding 5<sup>th</sup> Year Inspection requirements.

#### ANNUAL INSPECTION ITEMS

CIRCLE 'YES' OR 'NO' FOR ALL ITEMS BELOW

- |   |     |    |
|---|-----|----|
| A. Has debris or trash accumulated? .....   | YES | NO |
| B. Has sediment accumulated? .....  | YES | NO |
| C. Are noxious weeds present that prevent the desired vegetation from growing properly? .....                                 | YES | NO |
| D. Is there exposed soil not covered with vegetation, mulch, or other non-erodible material? .....                            | YES | NO |
| E. Is soil erosion present along standing or moving surface water? .....  | YES | NO |
| F. Is soil erosion present at basin sides, inlet, or outlet? .....  | YES | NO |
| G. Are holes present from animals, or is there undesirable soil loss? .....   | YES | NO |
| H. Is algae or stagnant moisture present? .....   | YES | NO |
| I. Are unpleasant odors emerging? .....   | YES | NO |
| J. Are wet or soggy areas present that prevent desired vegetation from growing? .....   | YES | NO |
| K. Is runoff entering or leaving the basin in a manner which prevents proper function of its inflow or outflow systems? ..... | YES | NO |
| L. Does flow out of basin occur in a manner that creates erosion or damage to adjacent property? .....                        | YES | NO |
| M. Are the basin functions impaired? .....  | YES | NO |
| N. Other items and comments: .....  |     |    |

O. Corrective measures for all 'YES' answers above: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ATTACH ADDITIONAL PAGES IF NECESSARY, TO PROPERLY DOCUMENT INSPECTION.

THE INFORMATION PROVIDED IS AN ACCURATE AND CURRENT DESCRIPTION OF THE BASIN AT THIS LOCATION:

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

DATE: \_\_\_\_\_

The 5<sup>th</sup> Year Inspection must be completed entirely by a professional engineer, licensed in the State of Illinois.

The 5<sup>th</sup> Year Inspection shall include at a minimum, the annual inspection items shown on Page 1 and the 5<sup>th</sup> Year Inspection items shown below:

5 <sup>TH</sup> YEAR INSPECTION ITEMS	
A. ASSESSMENT OF ANY PIPE, RIPRAP, AND STRUCTURES PRESENT: (i.e. Is there a need for replacement or maintenance of basin components?)	<div></div> <div></div> <div></div>
B. GENERAL ASSESSMENT OF THE BASIN: (i.e. Does the basin appear to function properly? Modifications recommended for improved function)	<div></div> <div></div> <div></div>
C. ASSESSEMENT OF BASIN ELEVATIONS: (i.e. Are major storm overflow paths and elevations unchanged from the as-built plans?) (NOTE: the elevation reasonableness check is intended to be a visual check for large settlement, channel erosion, or basin modifications, and not a requirement for a survey.)	<div></div> <div></div> <div></div>
D. ASSESSMENT OF BASIN VOLUMES: (i.e. Is there evidence of basin changes affecting the storage volume from that shown on the as-built plans?) (NOTE: The volume reasonableness check is intended to be a visual check for large accumulations of sediment or basin modifications, and not a requirement for a survey.)	<div></div> <div></div> <div></div>
E. OTHER ITEMS AND COMMENTS: (i.e. Safety, shelf, etc.)	<div></div> <div></div> <div></div>
F. CORRECTIVE MEASURES NEEDED:	<div></div> <div></div> <div></div>

ATTACH ADDITIONAL PAGES IF NECESSARY, TO PROPERLY DOCUMENT INSPECTION.

THE INFORMATION PROVIDED IS AN ACCURATE AND CURRENT DESCRIPTION OF THE BASIN AT THIS LOCATION:

SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

DATE: \_\_\_\_\_

**ENGINEER'S SEAL  
FOR 5<sup>TH</sup> YEAR INSPECTION**

## Illicit Discharge Tracking Form

<b>Incident ID:</b>				
<b>Responder Information</b>				
Call taken by:			Call date:	
Call time:			Precipitation (inches) in past 24-48 hrs:	
<b>Reporter Information</b>				
Incident time:			Incident date:	
Caller contact information (optional):				
<b>Incident Location</b> (complete one or more below)				
Latitude and longitude:				
Stream address or outfall #:				
Closest street address:				
Nearby landmark:				
<b>Primary Location Description</b>		<b>Secondary Location Description:</b>		
<input type="checkbox"/> Stream corridor (In or adjacent to stream)		<input type="checkbox"/> Outfall	<input type="checkbox"/> In-stream flow	<input type="checkbox"/> Along banks
<input type="checkbox"/> Upland area (Land not adjacent to stream)		<input type="checkbox"/> Near storm drain	<input type="checkbox"/> Near other water source (storm water pond, wetland, etc.):	
Narrative description of location:				
<b>Upland Problem Indicator Description</b>				
<input type="checkbox"/> Dumping		<input type="checkbox"/> Oil/solvents/chemicals	<input type="checkbox"/> Sewage	
<input type="checkbox"/> Wash water, suds, etc.		<input type="checkbox"/> Other: _____		
<b>Stream Corridor Problem Indicator Description</b>				
Odor	<input type="checkbox"/> None	<input type="checkbox"/> Sewage	<input type="checkbox"/> Rancid/Sour	<input type="checkbox"/> Petroleum (gas)
	<input type="checkbox"/> Sulfide (rotten eggs); natural gas	<input type="checkbox"/> Other: Describe in "Narrative" section		
Appearance	<input type="checkbox"/> "Normal"	<input type="checkbox"/> Oil sheen	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Suds
	<input type="checkbox"/> Other: Describe in "Narrative" section			
Floatables	<input type="checkbox"/> None:	<input type="checkbox"/> Sewage (toilet paper, etc)	<input type="checkbox"/> Algae	<input type="checkbox"/> Dead fish
	<input type="checkbox"/> Other: Describe in "Narrative" section			
Narrative description of problem indicators:				
Suspected Violator (name, personal or vehicle description, license plate #, etc.):				

Investigation Notes	
Initial investigation date:	Investigators:
<input type="checkbox"/> No investigation made	Reason:
<input type="checkbox"/> Referred to different department/agency:	Department/Agency:
<input type="checkbox"/> Investigated: No action necessary	
<input type="checkbox"/> Investigated: Requires action	Description of actions:
Hours between call and investigation:	Hours to close incident:
Date case closed:	
Notes:	

## City of Yorkville

# Illicit Discharge Summary Form

[illegible]

## Stormwater Outfall Inspection Form

### Section 1: Background Data

Subwatershed:	Outfall ID:	
Date:	Time (Military):	
Temperature:	Inspector(s):	
Previous 48 Hours Precipitation:	Photo's Taken (Y/N)	If yes, Photo Numbers:
Land Use in Drainage Area (Check all that apply):		
<input type="checkbox"/> Industrial <input type="checkbox"/> Open Space		
<input type="checkbox"/> Residential <input type="checkbox"/> Institutional		
<input type="checkbox"/> Commercial         Other: _____		
Known Industries: _____		

### Section 2: Outfall Description

LOCATION	MATERIAL	SHAPE	DIMENSIONS (IN.)	SUBMERGED
Storm Sewer (Closed Pipe)	<input type="checkbox"/> RCP <input type="checkbox"/> CMP <input type="checkbox"/> PVC <input type="checkbox"/> HDPE <input type="checkbox"/> Steel <input type="checkbox"/> Clay / draintile <input type="checkbox"/> Other: _____	<input type="checkbox"/> Circular <input type="checkbox"/> Elliptical <input type="checkbox"/> Box <input type="checkbox"/> Other: _____	<input type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Triple <input type="checkbox"/> Other: _____	Diameter/Dimensions: _____ _____ _____ In Water: <input type="checkbox"/> No <input type="checkbox"/> Partially <input type="checkbox"/> Fully With Sediment: <input type="checkbox"/> No <input type="checkbox"/> Partially <input type="checkbox"/> Fully
	<input type="checkbox"/> Concrete <input type="checkbox"/> Earthen <input type="checkbox"/> rip-rap <input type="checkbox"/> Other: _____	<input type="checkbox"/> Trapezoid <input type="checkbox"/> Parabolic <input type="checkbox"/> Other: _____	Depth: _____ Top Width: _____ Bottom Width: _____	
Open drainage (swale/ditch)	<input type="checkbox"/> Concrete <input type="checkbox"/> Earthen <input type="checkbox"/> rip-rap <input type="checkbox"/> Other: _____	<input type="checkbox"/> Trapezoid <input type="checkbox"/> Parabolic <input type="checkbox"/> Other: _____	Depth: _____ Top Width: _____ Bottom Width: _____	

### Section 3: Physical Indicators

INDICATOR	CHECK if Present	DESCRIPTION	COMMENTS
Outfall Damage	<input type="checkbox"/>	<input type="checkbox"/> Spalling, Cracking or Chipping <input type="checkbox"/> Peeling Paint <input type="checkbox"/> Corrosion	
Deposits/Stains	<input type="checkbox"/>	<input type="checkbox"/> Oily <input type="checkbox"/> Flow Line <input type="checkbox"/> Paint <input type="checkbox"/> Other: _____	
Abnormal Vegetation	<input type="checkbox"/>	<input type="checkbox"/> Excessive <input type="checkbox"/> Inhibited	
Poor pool quality	<input type="checkbox"/>	<input type="checkbox"/> Odors <input type="checkbox"/> Colors <input type="checkbox"/> Floatables <input type="checkbox"/> Oil Sheen <input type="checkbox"/> Suds <input type="checkbox"/> Excessive Algae <input type="checkbox"/> Other: _____	
Pipe algae/growth	<input type="checkbox"/>	<input type="checkbox"/> Brown <input type="checkbox"/> Orange <input type="checkbox"/> Green <input type="checkbox"/> Other: _____	
Do physical indicators suggest an illicit discharge is present (Y/N):			

Flow Present?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If No, Skip to Section 7 and Close Illicit Discharge Investigation
Flow Description	<input type="checkbox"/> Trickle <input type="checkbox"/> Moderate <input type="checkbox"/> Substantial	

**Section 4: Physical Indicators (Flowing Outfalls Only)**

INDICATOR	CHECK if Present	DESCRIPTION	RELATIVE SEVERITY INDEX (1-3)		
Odor	<input type="checkbox"/>	<input type="checkbox"/> Sewage <input type="checkbox"/> Rancid/sour <input type="checkbox"/> Sulfide <input type="checkbox"/> Petroleum/gas <input type="checkbox"/> Laundry <input type="checkbox"/> Other:	<input type="checkbox"/> 1-Faint	<input type="checkbox"/> 2 – Easily detected	<input type="checkbox"/> 3 – Noticeable from a distance
Color (color chart)	<input type="checkbox"/>	<input type="checkbox"/> Clear <input type="checkbox"/> Brown <input type="checkbox"/> Gray <input type="checkbox"/> Yellow <input type="checkbox"/> Green <input type="checkbox"/> Orange/Red <input type="checkbox"/> Multi-Color <input type="checkbox"/> Other:	<input type="checkbox"/> 1-Faint colors in sample bottle	<input type="checkbox"/> 2 – Clearly visible in sample bottle	<input type="checkbox"/> 3 – Clearly visible in outfall flow
Turbidity	<input type="checkbox"/>	See severity	<input type="checkbox"/> 1-Slight cloudiness	<input type="checkbox"/> 2 – Cloudy	<input type="checkbox"/> 3 – Opaque
Floatables -Does Not Include Trash!!	<input type="checkbox"/>	<input type="checkbox"/> Sewage <input type="checkbox"/> Suds and Foam <input type="checkbox"/> Petroleum (oil sheen) <input type="checkbox"/> Grease <input type="checkbox"/> Other:	<input type="checkbox"/> 1-Few/slight; origin not obvious	<input type="checkbox"/> 2 – Some; indications of origin	<input type="checkbox"/> 3 - Some; origin clear

Do physical indicators (flowing) suggest an illicit discharge is present (Y/N):

**Section 5: On-Site Sampling / Testing (Flowing Outfalls Only)**

PARAMETER	RESULT	ACCEPTABLE RANGE	WITHIN RANGE (Y/N)	EQUIPMENT
Temperature		NA	NA	Thermometer
pH		6 – 9		5-in-1 Test Strip
Ammonia		<3 mg/L April – Oct < 8 mg/L Nov - March		Test Strip
Free Chlorine		NA	NA	5-in-1 Test Strip
Total Chlorine		< 0.05 mg/L		5-in-1 Test Strip
Phenols		< 0.1mg/L		Test Kit
Detergents as Surfactants		> 0.25 mg/L residential > 5 mg/L non-residential		Test Kit
Copper		<0.025 mg/L		Test Strip
Alkalinity		NA	NA	5-in-1 Test Strip
Hardness		NA	NA	5-in-1 Test Strip
Sample Location				

(Note NA values used for future tracing procedures)

**Section 6: Data Collection for Lab testing (see flow chart)**

1. Sample for the lab?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. If yes, collected from:	<input type="checkbox"/> Flow <input type="checkbox"/> Pool

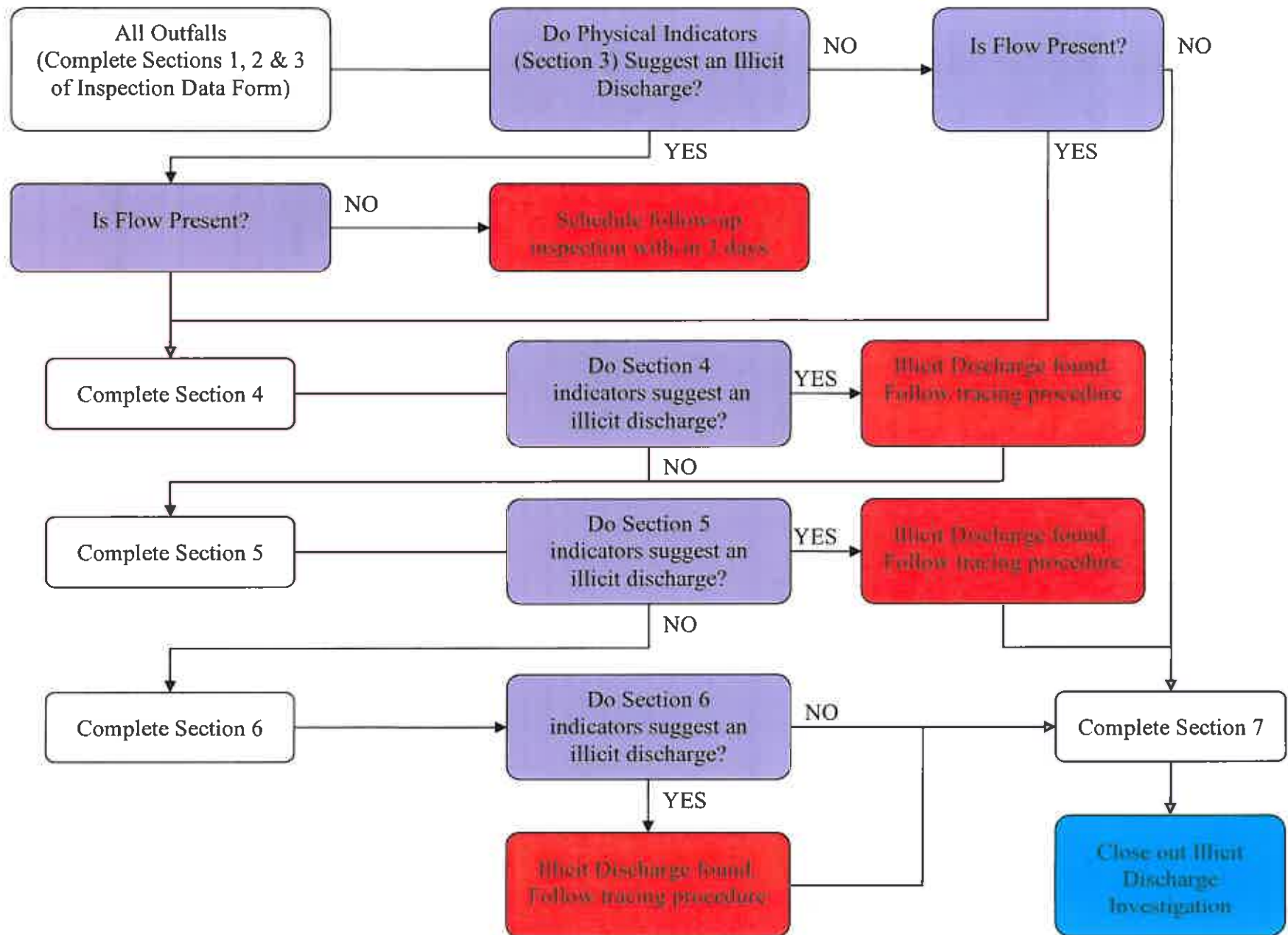
PARAMETER	RESULT (from lab)	ACCEPTABLE RANGE	WITHIN RANGE (Y/N)
Fecal Coliform		400 per 100 mL	
Fluoride		0.6 mg/l	
Potassium		Ammonium/Potassium ratio or > 20mg/l	

\*note label sample with outfall number

**Section 7: Any Non-Illicit Discharge Concerns (e.g., trash or needed infrastructure repairs)?**




## Outfall Inspection Procedure Flow Chart



## Instructions for completing the *Stormwater Outfall Inspection Form*

Strike out incorrect entries with a single line; correct values or descriptions are written above or near the struck-out entries. Do not use a new data entry form to correct an incorrect entry. At the completion of each outfall inspection, the field crews are responsible for ensuring that a *Stormwater Outfall Inspection Form* has been completely and correctly filled out and that all data and remarks are legible.

### **Section 1: Background Data**

Sub-watershed: The receiving water from the stormwater outfall inventory to be entered here.

Outfall ID: Enter the outfall identification number from the stormwater outfall inventory.

Date: To avoid confusion, dates are to be written in the following manner: DAY MONTH YEAR. For example, 10 MARCH 2007.

Time: Military time (24-hour clock) to be used (for example, 8:30 a.m. would be written as 0830; likewise, 1:30 p.m. would be written as 1330).

Temperature: A concise description of the weather conditions at the time of the screening is to be recorded (for example, Clear, 75° F).

Inspector: The name(s) of the field personnel.

Previous 48 Hours Precipitation: The total amount of precipitation during the 48 hours preceding the inspection is to be noted (for example, none-72 Hours or 0"=4 days). If the total precipitation is not known, it is appropriate to enter a qualitative assessment if the precipitation was minor. For example, *Drizzle-36 Hours* if appropriate. If the precipitation amount was significant, actual precipitation totals is obtained from a local rain gage, if available.

Photo's taken (Yes/No): Photographs are to be taken with a camera that superimposes a date and time on the film. The date and time should correspond to the date and time recorded on the data form.

Photo Numbers: If photographs are taken, the number(s) is recorded.

Land Use: Check all that apply, noting which land use is predominate. If the industrial box is checked, any known industries are listed to facilitate potential tracing efforts.

## Section 2: Outfall Description

Type of Outfall: Storm Sewer (Closed Pipe) or Open Drainage (Swale/Ditch):

First check if the outfall is either from a Closed Pipe or Open Drainage. Then complete the following row to describe outfall characteristics.

## Section 3: Physical Indicators

Indicators: Complete rows describing outfall characteristics (Outfall Damage, Deposits/Stains, Abnormal Vegetation, Poor pool quality, Pipe algae/growth). This section is filled out regardless of current flow conditions. No flow during the time of the inspection, does not rule out the potential of illicit discharges. Corroding or stained pipes, dead or absence of vegetation, are potential indicators of illicit discharges from direct or indirect (i.e. dumping) sources.

Likelihood: After inspecting the physical conditions of the outfall, the likelihood of an illicit discharge is assessed.

Flow Present (Yes/No): A *Yes* or *No* is entered here to indicate the presence or absence of dry-weather flow. If the outfall is submerged or inaccessible, “See Notes” is entered and an explanation provided in the “Notes” section.

Flow Description: A description of the quantity of the dry-weather flow is provided. Refer to Figure 6 of the SMPP.

### Flow Chart Procedure:

- If *No* is entered in the “Flow Present” block and no non-flowing physical indicators appear present the inspection can be closed, skip to Section 7 of the form.
- If *No* is entered in the “Flow Present” block but indicators appear present, place the outfall on the follow-up inspection log, then the current inspection can be closed, skip to Section 7 of the form.
- If *Yes* is entered in the “Flow Present” block (regardless of the presence of non-flowing physical indicators), complete remainder of Section and proceed to Section 4.

## Section 4: Physical Indicators (Flowing Outfalls Only)

Complete rows describing outfall characteristics (Odor, Color, Turbidity, and Floatables). This section is filled out for flowing outfalls only.

Odor: The presence of an odor is to be assessed by fanning the hand toward the nose over a wide-mouth container of the sample, keeping the sample about 6 to 8 inches from the face. Be careful not to be distracted by odors in the air. Provide a description of the odor, if present.

Color: The presence of color in the discharge is to be assessed by filling a clean glass sample container with a portion of the grab sample and comparing the sample with a color chart, if color is present. If a color chart is used, the number corresponding to the color matching the sample is to be entered in this blank. Color is not assessed by looking into the discharge. Refer to Table 3 of the SMPP.

Turbidity “clarity”: Turbidity is a measure of the clarity of water. Turbidity may be caused by many factors, including suspended matter such as clay, silt, or finely divided organic and inorganic matter. Turbidity is a measure of the optical properties that cause light to be scattered and not transmitted through a sample. The presence of turbidity is to be assessed by comparing the sample to clean glass sample container with colorless distilled water.

Floatables: The presence of floating scum, foam, oil sheen, or other materials on the surface of the discharge are to be noted. Describe of any floatables present that are attributable to discharges from the outfall. Do not include trash originating from areas adjacent to the outfall in this observation.

Likelihood: After inspecting the physical conditions of the outfall discharge, the likelihood of an illicit discharge is assessed. If flowing physical indicators are present the tracing procedure are immediately implemented by one of the field crew. The second member of the field crew continues with the inspection by performing the on-site testing in Section 5.

Flow Chart Procedure:

- If flowing physical indicators are present the tracing procedure is immediately implemented by one of the field crew. The second member of the field crew continues with the inspection by performing the on-site testing in Section 5.
- If flowing physical indicators do not suggest an illicit discharge continue with the inspection by performing the on-site testing in Section 5.

**Section 5: On-Site Sampling/Testing (Flowing Outfalls Only)**

Parameters: Test strip or kit chemical analyses are conducted for the following parameters:

- pH, test strip,
- Color, color chart,
- Chlorine, test strip,
- Copper, test strip,
- Ammonia, test strip,
- Phenols, test kit, and
- Detergents, test kit.

Testing is done by either a test strip or test kit as applicable (refer to the equipment column). The results are compared with the “acceptable range” and the “within range” column is filled out with a Yes or No. Note that the Temperature, Alkalinity and Hardness are determined although these results do not need to be compared with an “acceptable range”. These values are used to assist in determining the source of the illicit discharge during the tracing procedure.

Sampling Location: A description of the actual sampling location is to be recorded (for example, at end of outfall pipe). If the outfall is submerged or is inaccessible for sampling, an upstream sampling location may be required. A description of any upstream sampling locations is recorded here. Grab samples are collected from the middle, both vertically and horizontally, of the dry-weather flow discharge in a critically cleaned glass container. Samples can be collected by manually dipping a sample container into the flow.

Sampling Procedures: Use the following procedures for all test kit analyses:

1. Take a grab sample and swirl to ensure that the sample is well mixed.
2. Rinse the sample cup (25ml) twice with distilled water. Next, rinse the sample cup twice with water from the grab sample.
3. Fill the sample cup to the 25 ml mark, or as required by the instructions for the test kits. Hold the sample cup at eye level to ensure that measurements are accurate.
4. Conduct the test kit analyses following the manufacturer’s instructions.
5. Dispose of the sample as follows:
  - If no chemical or reagents have been added to the sample, the water can be poured on the ground.
  - If any chemical or reagent is added to the sample, pour the water into a container marked “Liquid Waste” for proper disposal to a sanitary sewer system at the end of the day.
6. Rinse the sample cup three times with tap water and dry with a paper towel.

Flow Chart Procedure:

- If any parameter is outside of the “acceptable range” then an illicit discharge has likely been found. The tracing procedure is immediately implemented by one of the field crew. Testing can be stopped, and the second member of the field crew continues with the inspection by completing Section 7.
- If none of the parameters are outside of the acceptable range, proceed to Section 6.

## Section 6: Data Collection for Lab Testing

Determine if the Yorkville-Bristol Sanitary District has adequate staff capacity to analyze the samples.

- If YBSD has adequate staff capacity, collect grab samples and provide them to YBSD. Note the location of the sample. Label the sample with the outfall ID number. Proceed to Section 7 while in the field and complete the remainder of Section 6 after the lab results are available.
- If YBSD does not currently have adequate capacity, determine if Sections 3 or 4 of the inspection form suggest an illicit discharge.
  - If Sections 3 or 4 suggest an illicit discharge contact and outside lab to perform the testing. Proceed to Section 7 while in the field and complete the remainder of Section 6 after the lab results are available.
  - If Sections 3 or 4 do not suggest an illicit discharge, note the outfall ID number. Place the outfall on the follow-up inspection log and proceed to Section 7 of the form. Re-inspect and sample the discharge when YBSD has adequate capacity.

Sample Location: The location of the sample is noted. Additionally, the sample is labeled with the outfall ID number. Use the city's sampling procedures. The following additional items are noted.

1. When you collect any samples you must fill out an ***Outfall Sampling Report***. The report must document time you arrive on location, take the sample and get to the plant to drop off the sample.
2. A 500-ml glass bottle sample is used to collect the sample. If you are collecting a sample that has grease 2-250ml samples taken with a glass container are required.
3. If you use the sampling container that is on a rope, it must be washed with soap and water after every use.

Parameters: Grab samples and lab testing is performed. After lab results are available enter the results here.

- If any parameter is outside of the "acceptable range" then an illicit discharge has likely been found. The tracing procedure should be immediately implemented.
- If none of the parameters are outside of the acceptable then the investigation can be closed.

## Section 7: Any Non-Illicit Discharge Concerns

Any problems or unusual features are to be entered here. If the outfall appears to be potentially impacted by inappropriate discharges, this can be recorded here. This section is to be completed even if no flow is observed.

## City of Yorkville Outfall Inspection Summary Form

[illegible]

# Stormwater Pollution Found in Your Area!

**This is not a citation.**

This is to inform you that our staff found the following pollutants in the storm sewer system in your area. This storm sewer system leads directly to

- ☐ Motor oil
- ☐ Oil filters
- ☐ Antifreeze/  
transmission fluid
- ☐ Paint
- ☐ Solvent/degreaser
- ☐ Cooking grease
- ☐ Detergent
- ☐ Home improvement waste (concrete,  
mortar)
- ☐ Pet waste
- ☐ Yard waste (leaves, grass, mulch)
- ☐ Excessive dirt and  
gravel
- ☐ Trash
- ☐ Construction debris
- ☐ Pesticides and  
fertilizers
- ☐ Other



**For more information or to report  
an illegal discharge of  
pollutants, please call:**

United City of Yorkville  
630-553-4350



[www.epa.gov/npdes/stormwater](http://www.epa.gov/npdes/stormwater)

EPA 833-F-03-002  
April 2003



Stormwater runoff is precipitation from rain or snowmelt that flows over the ground. As it flows, it can pick up debris, chemicals, dirt, and other pollutants and deposit them into a storm sewer system or waterbody.

Anything that enters a storm sewer system is discharged *untreated* into the waterbodies we use for swimming, fishing, and providing drinking water.

### **Remember:** **Only Rain Down the Drain**

To keep the stormwater leaving your home or workplace **clean**, follow these simple guidelines:

- ◆ Use pesticides and fertilizers sparingly.
- ◆ Repair auto leaks.
- ◆ Dispose of household hazardous waste, used auto fluids (antifreeze, oil, etc.), and batteries at designated collection or recycling locations.
- ◆ Clean up after your pet.
- ◆ Use a commercial car wash or wash your car on a lawn or other unpaved surface.
- ◆ Sweep up yard debris rather than hosing down areas. Compost or recycle yard waste when possible.
- ◆ Clean paint brushes in a sink, not outdoors. Properly dispose of excess paints through a household hazardous waste collection program.
- ◆ Sweep up and properly dispose of construction debris like concrete and mortar.





Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" 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 checked="" type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

CA #2

Tracking Number

PW 2016-07

### Agenda Item Summary Memo

**Title:** Countryside Subdivision Phase III Engineering Agreement

**Meeting and Date:** City Council – February 23, 2016

**Synopsis:** See attached.

### Council Action Previously Taken:

Date of Action: PW – 02/16/16      Action Taken: Moved forward to CC consent agenda

Item Number: PW 2016-07

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** \_\_\_\_\_

**Submitted by:** Brad Sanderson

Name

Engineering

Department

### Agenda Item Notes:

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# Memorandum

To: Public Works Committee  
From: Bart Olson, City Administrator  
CC:  
Date: February 11, 2016  
Subject: Wrigley EDP Engineering Agreement

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## **Summary**

Approval of engineering agreements with EEI for construction engineering during the Countryside watermain and road project.

## **Background**

The Countryside watermain and roadway rehabilitation projects are set to wrap up design engineering shortly, and be put out to bid this Spring for construction commencement in 2016. EEI has served as the design engineer on the project and we recommend them to continue as construction engineer.

The attached contract covers all construction engineering on the project for an estimated cost of \$548,109. All services will be billed hourly at the rates in Exhibit 3 and Exhibit 5. Given the scope of the project, the actual construction and expenditures will be accrued in FY 17 and FY 18. These expenditures are included within the five-year budget as approved in FY 16.

## **Recommendation**

Staff recommends approval of the construction engineering agreements with EEI.

**Countryside Street and Water Main Improvements  
United City of Yorkville, Kendall County, IL  
Professional Services Agreement - Construction Engineering**

THIS AGREEMENT, by and between the United City of Yorkville, hereinafter referred to as the "City" or "OWNER" and Engineering Enterprises, Inc. hereinafter referred to as the "Contractor" or "ENGINEER" agrees as follows:

**A. Services:**

ENGINEER agrees to furnish to the City the following services: The ENGINEER shall provide any and all necessary engineering services to the City as indicated on the included exhibits. Construction engineering will be provided for street and water main improvements within the Countryside subdivision (see Exhibit 5 for project limits). Engineering will be in accordance with all City, Standard Specifications for Water and Sewer Construction in Illinois, Illinois Department of Transportation, and Illinois Environmental Protection Agency requirements.

**B. Term:**

Services will be provided beginning on the date of execution of this agreement and continuing, until terminated by either party upon 7 days written notice to the non-terminating party or upon completion of the Services. Upon termination the ENGINEER shall be compensated for all work performed for the City prior to termination.

**C. Compensation and maximum amounts due to ENGINEER:**

ENGINEER shall receive as compensation for all work and services to be performed herein, an amount based on the Estimate of Level of Effort and Associated Cost included in Exhibit 3. Construction Engineering will be paid for Hourly (HR) at the actual rates for services to be performed, currently estimated at \$517,609. Direct expenses are estimated at \$30,500. The hourly rates for this project are shown in the attached 2015 Standard Schedule of Charges (Exhibit 6). All payments will be made according to the Illinois State Prompt Payment Act and not less than once every thirty days.

**D. Changes in Rates of Compensation:**

In the event that this contract is designated in Section B hereof as an Ongoing Contract, ENGINEER, on or before February 1st of any given year, shall provide written notice of any change in the rates specified in Section C hereof (or on any attachments hereto) and said changes shall only be effective on and after May 1st of that same year.

**E. Ownership of Records and Documents:**

ENGINEER agrees that all books and records and other recorded information developed specifically in connection with this agreement shall remain the property of the City. ENGINEER agrees to keep such information confidential and not to disclose or disseminate the information to third parties without the consent of the City. This confidentiality shall not apply to material or information, which would otherwise be subject to public disclosure through the freedom of information act or if already previously disclosed by a third party. Upon termination of this agreement, ENGINEER agrees to return all such materials to the City. The City agrees not to modify any original documents produced by ENGINEER without contractors consent. Modifications of any signed duplicate original document not authorized by ENGINEER will be at OWNER's sole risk and without legal liability to the ENGINEER. Use of any incomplete, unsigned document will, likewise, be at the OWNER's sole risk and without legal liability to the ENGINEER.

**F. Governing Law:**

This contract shall be governed and construed in accordance with the laws of the State of Illinois. Venue shall be in Kendall County, Illinois.

**G. Independent Contractor:**

ENGINEER shall have sole control over the manner and means of providing the work and services performed under this agreement. The City's relationship to the ENGINEER under this agreement shall be that of an independent contractor. ENGINEER will not be considered an employee to the City for any purpose.

**H. Certifications:**

**Employment Status:** The Contractor certifies that if any of its personnel are an employee of the State of Illinois, they have permission from their employer to perform the service.

**Anti-Bribery :** The Contractor certifies it is not barred under 30 Illinois Compiled Statutes 500/50-5(a) - (d) from contracting as a result of a conviction for or admission of bribery or attempted bribery of an officer or employee of the State of Illinois or any other state.

**Loan Default:** If the Contractor is an individual, the Contractor certifies that he/she is not in default for a period of six months or more in an amount of \$600 or more on the repayment of any educational loan guaranteed by the Illinois State Scholarship Commission made by an Illinois institution of higher education or any other loan made from public funds for the purpose of financing higher education (5 ILCS 385/3).

**Felony Certification:** The Contractor certifies that it is not barred pursuant to 30 Illinois Compiled Statutes 500/50-10 from conducting business with the State of Illinois or any agency as a result of being convicted of a felony.

**Barred from Contracting :** The Contractor certifies that it has not been barred from contracting as a result of a conviction for bid-rigging or bid rotating under 720 Illinois Compiled Statutes 5/33E or similar law of another state.

**Drug Free Workplace:** The Contractor certifies that it is in compliance with the Drug Free Workplace Act (30 Illinois Compiled Statutes 580) as of the effective date of this contract. The Drug Free Workplace Act requires, in part, that Contractors, with 25 or more employees certify and agree to take steps to ensure a drug free workplace by informing employees of the dangers of drug abuse, of the availability of any treatment or assistance program, of prohibited activities and of sanctions that will be imposed for violations; and that individuals with contracts certify that they will not engage in the manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the contract.

**Non-Discrimination, Certification, and Equal Employment Opportunity :** The Contractor agrees to comply with applicable provisions of the Illinois Human Rights Act (775 Illinois Compiled Statutes 5), the U.S. Civil Rights Act, the Americans with Disabilities Act, Section 504 of the U.S. Rehabilitation Act and the rules applicable to each. The equal opportunity clause of Section 750.10 of the Illinois Department of Human Rights Rules is specifically incorporated herein. The Contractor shall comply with Executive Order 11246, entitled Equal Employment Opportunity, as amended by Executive Order 11375, and as supplemented by U.S. Department of Labor regulations (41 C.F.R. Chapter 60). The Contractor agrees to incorporate this clause into all subcontracts under this Contract.

**International Boycott:** The Contractor certifies that neither it nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act (30 ILCS 582).

**Record Retention and Audits:** If 30 Illinois Compiled Statutes 500/20-65 requires the Contractor (and any subcontractors) to maintain, for a period of 3 years after the later of the date of completion of this Contract or the date of final payment under the Contract, all books and records relating to the performance of the Contract and necessary to support amounts charged to the City under the Contract. The Contract and all books and records related to the Contract shall be available for review and audit by the City and the Illinois Auditor General. If this Contract is funded from contract/grant funds provided by the U.S. Government, the Contract, books, and records shall be available for review and audit by the Comptroller General of the U.S. and/or the Inspector General of the federal

sponsoring agency. The Contractor agrees to cooperate fully with any audit and to provide full access to all relevant materials.

United States Resident Certification: (This certification must be included in all contracts involving personal services by non-resident aliens and foreign entities in accordance with requirements imposed by the Internal Revenue Services for withholding and reporting federal income taxes.) The Contractor certifies that he/she is a:   x   United States Citizen        Resident Alien        Non-Resident Alien The Internal Revenue Service requires that taxes be withheld on payments made to non resident aliens for the performance of personal services at the rate of 30%.

Tax Payer Certification : Under penalties of perjury, the Contractor certifies that its Federal Tax Payer Identification Number or Social Security Number is (provided separately) and is doing business as a (check one):        Individual        Real Estate Agent        Sole Proprietorship        Government Entity        Partnership        Tax Exempt Organization (IRC 501(a) only)   x   Corporation        Not for Profit Corporation        Trust or Estate        Medical and Health Care Services Provider Corp.

#### I. Indemnification:

ENGINEER shall indemnify and hold harmless the City and City's agents, servants, and employees against all loss, damage, and expense which it may sustain or for which it will become liable on account of injury to or death of persons, or on account of damage to or destruction of property resulting from the performance of work under this agreement by ENGINEER or its Subcontractors, or due to or arising in any manner from the wrongful act or negligence of ENGINEER or its Subcontractors of any employee of any of them. In the event that the either party shall bring any suit, cause of action or counterclaim against the other party, the non-prevailing party shall pay to the prevailing party the cost and expenses incurred to answer and/or defend such action, including reasonable attorney fees and court costs. In no event shall the either party indemnify any other party for the consequences of that party's negligence, including failure to follow the ENGINEER's recommendations.

#### J. Insurance :

The ENGINEER agrees that it has either attached a copy of all required insurance certificates or that said insurance is not required due to the nature and extent of the types of services rendered hereunder. (Not applicable as having been previously supplied)

#### K. Additional Terms or Modification:

The terms of this agreement shall be further modified as provided on the attachments. Except for those terms included on the attachments, no additional terms are included as a part of this agreement. All prior understandings and agreements between the parties are merged into this agreement, and this agreement may not be modified orally or in any

*Countryside Street and Water Main Improvements  
United City of Yorkville  
Professional Services Agreement  
Construction Engineering*

manner other than by an agreement in writing signed by both parties. In the event that any provisions of this agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties. The list of exhibits is as follows:

- Exhibit 1:** Professional Engineering Services
- Exhibit 2:** Limitation of Authority, Duties and Responsibilities of the Resident Construction Observer
- Exhibit 3:** Estimate of Level of Effort and Associated Cost
- Exhibit 4:** Anticipated Project Schedule
- Exhibit 5:** Location Map
- Exhibit 6:** 2015 Standard Schedule of Charges

L. Notices:

All notices required to be given under the terms of this agreement shall be given mail, addressed to the parties as follows:

For the City:

City Administrator and City Clerk  
United City of Yorkville  
800 Game Farm Road  
Yorkville, IL 60560

For the ENGINEER:

Engineering Enterprises, Inc.  
52 Wheeler Road  
Sugar Grove Illinois 60554

Either of the parties may designate in writing from time to time substitute addresses or persons in connection with required notices.

Agreed to this \_\_\_\_ day of \_\_\_\_\_, 2016.

United City of Yorkville:

Engineering Enterprises, Inc.:

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Gary Golinski  
Mayor

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Brad Sanderson, P.E.  
Vice President

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Beth Warren  
City Clerk

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Angie Smith  
Executive Assistant



## **EXHIBIT 1**

### **SECTION A - PROFESSIONAL CONSTRUCTION ENGINEERING SERVICES**

The ENGINEER shall furnish professional construction engineering services as follows:

1. The ENGINEER will review, for conformance with the design concept, shop and working drawings required by the construction Contract Documents and indicate on the drawings the action taken. Such action shall be taken with reasonable promptness.
2. The ENGINEER will interpret the intent of the drawings and specifications to protect the OWNER against defects and deficiencies in construction on the part of the contractors. The ENGINEER will not, however, guarantee the performance by any contractor.
3. The ENGINEER will evaluate and determine acceptability of substitute materials and equipment proposed by Contractor(s).
4. The ENGINEER will establish baselines for locating the work together with a suitable number of bench marks adjacent to the work as shown in the contract documents.
5. The ENGINEER will provide general engineering review of the work of the contractor(s) as construction progresses to ascertain that the contractor is conforming to the design concept.
  - (a) ENGINEER shall have authority, as the OWNER's representative, to require special inspection of or testing of the work, and shall receive and review all certificates of inspections, testing and approvals required by laws, rules, regulations, ordinances, codes, orders or the Contract Documents (but only to determine generally that their content complies with requirements of, and the results certified indicate compliance with, the Contract Documents).
  - (b) During such engineering review, ENGINEER shall have the authority, as the OWNER's representative, to disapprove of or reject contractor(s)' work while it is in progress if ENGINEER believes that such work will not produce a completed Project that conforms

generally to the Contract Documents or that it will prejudice the integrity of the design concept of the Project as reflected in the Contract Documents.

6. The ENGINEER will provide resident construction observation. Resident construction observation shall consist of visual inspection of materials, equipment, or construction work for the purpose of ascertaining that the work is in substantial conformance with the contract documents and with the design intent. Such observation shall not be relied upon by others as acceptance of the work. The ENGINEER's undertaking hereunder shall not relieve the contractor of contractor's obligation to perform the work in conformity with the drawings and specifications and in a workmanlike manner; shall not make the ENGINEER an insurer of the contractor's performance; and shall not impose upon the ENGINEER any obligation to see that the work is performed in a safe manner. Exhibit 2 - The Limitations of Authority, Duties and Responsibilities of the Resident Construction Observer is attached to this Agreement.
7. The ENGINEER will cooperate and work closely with representatives of the OWNER.
8. Based on the ENGINEER's on-site observations as an experienced and qualified design professional, on information provided by the Resident Construction Observer, and upon review of applications for payment with the accompanying data and schedules by the contractor, the ENGINEER:
  - (a) Shall determine the amounts owing to contractor(s) and recommend in writing payments to contractor(s) in such amounts. Such recommendations of payment will constitute a representation to OWNER, based on such observations and review, that the work has progressed to the point indicated, and that, to the best of the ENGINEER's knowledge, information and belief, the quality of such work is generally in accordance with the Contract Documents (subject to an evaluation of such work as a functioning whole prior to or upon substantial completion, to the results of any subsequent tests called for in the Contract Documents, and to any other qualifications stated in the recommendation).
  - (b) By recommending any payment, ENGINEER will not hereby be deemed to have represented that exhaustive, continuous or detailed reviews or examinations have been made by ENGINEER to check the quality or quantity of contractor(s)' work as it is

furnished and performed beyond the responsibilities specifically assigned to ENGINEER in the Agreement and the Contract Documents. ENGINEER's review of contractor(s)' work for the purposes of recommending payments will not impose on Engineer responsibility to supervise, direct or control such work or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto or contractor(s) compliance with laws, rules, regulations, ordinances, codes or orders applicable to their furnishing and performing the work. It will also not impose responsibility on ENGINEER to make any examination to ascertain how or for what purposes any contractor has used the moneys paid on account of the Contract Price, or to determine that title to any of the work, materials equipment has passed to OWNER free and clear of any lien, claims, security interests, or encumbrances, or that there may not be other matters at issue between OWNER and contractor that might affect the amount that should be paid.

9. The ENGINEER will prepare necessary contract change orders for approval of the OWNER, and others on a timely basis.
10. The ENGINEER will make a final review prior to the issuance of the statement of substantial completion of all construction and submit a written report to the OWNER. Prior to submitting the final pay estimate, the ENGINEER shall submit the statement of completion to and obtain the written acceptance of the facility from the OWNER.
11. The ENGINEER will provide the OWNER with an electronic version of the record (as-built) drawings, and two sets of prints at no additional cost to the OWNER. Such drawings will be based upon construction records provided by the contractor during construction and reviewed by the resident construction observer and from the resident construction observer's construction data.
12. If State Statutes require notices and advertisements of final payment, the ENGINEER shall assist in their preparation.
13. The ENGINEER will be available to furnish engineering services and consultations necessary to correct unforeseen project operation difficulties for a period of one year after the date of

statement of substantial completion of the facility. This service will include instruction of the OWNER in initial project operation and maintenance but will not include supervision of normal operation of the system. Such consultation and advice shall be at the hourly rates as described in the attached Exhibit 6: Standard Schedule of Charges dated January 1, 2015. The ENGINEER will assist the OWNER in performing a review of the project during the 11th month after the date of the certificate of substantial completion.

14. The ENGINEER further agrees to obtain and maintain, at the ENGINEER's expense, such insurance as will protect the ENGINEER from claims under the Workman's Compensation Act and such comprehensive general liability insurance as will protect the OWNER and the ENGINEER from all claims for bodily injury, death, or property damage which may arise from the performance by the ENGINEER or by the ENGINEER's employees of the ENGINEER's functions and services required under this Agreement.
15. The ENGINEER will provide construction engineering services in accordance with the periods summarized in Exhibit 4: "Anticipated Project Schedule – Countryside Street and Water Main Improvements" February 1, 2016.

If the above is not accomplished within the time period specified, this Agreement may be terminated by the OWNER. The time for completion may be extended by the OWNER for a reasonable time if completion is delayed due to unforeseeable cases beyond the control and without the fault or negligence of the ENGINEER. Pursuant to Paragraph D "Changes in Rates of Compensation", the contract shall be designated on-going consistent with the project schedule.

## **SECTION B – COMPENSATION FOR ENGINEERING SERVICES**

1. The OWNER shall compensate the ENGINEER for the construction administration, construction staking, construction observation (including the Resident Construction Observer), and any additional consultation and surveying services on the basis of Hourly Rates (HR) as described on the attached Exhibit 6: Standard Schedule of Charges dated January 1, 2015. The estimated values are included in Exhibit 3: “Estimate of Level of Effort and Associated Cost for Professional Engineering Services for Countryside Street and Water Main Improvements” dated February 1, 2016 and are estimated at \$517,609 Hourly (HR).
  - (a) The compensation for the construction administration, construction staking, construction observation (including the Resident Construction Observer), and any additional consultation and surveying services shall be payable as follows:
    - (1) A sum which equals any charges for work actually completed and invoiced shall be paid at least once per month.
2. The OWNER shall compensate the ENGINEER for direct expenses as identified in the contract and as noted on Exhibit 3 at the actual cost or hourly cost for the work completed.
  - (1) A sum which equals any charges for work actually completed and invoiced shall be paid at least once per month.
3. The compensation for any additional engineering services authorized by the OWNER pursuant to Section D shall be payable as follows:
  - (a) A sum which equals any charges for work actually completed and invoiced shall be paid at least once per month.

## **SECTION C – ADDITIONAL ENGINEERING SERVICES**

In addition to the foregoing being performed, the following services may be provided UPON PRIOR WRITTEN AUTHORIZATION OF THE OWNER.

1. Site surveys outside of the project limits and other similar special surveys as may be required.
2. Laboratory tests, well tests, borings, specialized geological soils hydraulic, or other studies recommended by the ENGINEER.
3. Property surveys, detailed description of sites, maps, drawings, or estimates related thereto; assistance in negotiating for land and easement rights.
4. Necessary data and filing maps for litigation, such as condemnation.
5. Redesigns ordered by the OWNER after final plans have been accepted by the OWNER and IEPA.
6. Appearances before courts or boards on matters of litigation or hearings related to the project.
7. Preparation of environmental impact assessments or environmental impact statements.
8. Making drawings from field measurements of existing facilities when required for planning additions or alterations thereto.
9. Services due to changes in the scope of the Project or its design, including but not limited to, changes in size, complexity, schedule or character of construction.
10. Revising studies or reports which have previously been approved by the OWNER, or when revisions are due to cases beyond the control of the ENGINEER.

11. Preparation of design documents for alternate bids where major changes require additional documents.
12. Preparation of detailed renderings, exhibits or scale models for the Project.
13. Providing special analysis of the OWNER's needs such as owning and operating analysis, plan for operation and maintenance, OWNER's special operating drawings or charts, and any other similar analysis.
14. The preparation of feasibility studies, appraisals and evaluations, detailed quantity surveys of material and labor, and material audits or inventories by the OWNER.
15. Additional or extended services during construction made necessary by (1) work damaged by fire or other cause during construction, (2) defective or incomplete work of the contractor, and/or (3) the contractor's default on the Construction Contract due to delinquency or insolvency.
16. Providing design services relating to future facilities, systems and equipment which are not intended to be constructed or operated as a part of the Project.
17. Providing other services not otherwise provided for in this Agreement, including services normally furnished by the OWNER as described in Section D – SPECIAL PROVISIONS – Owner's Responsibilities.

Payment for the services specified in this Section C shall be as agreed in writing between the OWNER and the ENGINEER prior to commencement of the work. The ENGINEER will render to OWNER for such services an itemized bill, separate from any other billing, once each month, for compensation for services performed hereunder during such period, the same to be due and payable by OWNER to the ENGINEER on or before the 10th day of the following period. Payment for services noted in C shall be at Actual Cost (AC), Fixed Fee (FF) or Hourly (HR).

## **SECTION D - SPECIAL PROVISIONS**

### **1. OWNER'S RESPONSIBILITIES**

- (a) Provide to the ENGINEER all criteria, design and construction standards and full information as to the OWNER's requirements for the Project.
- (b) Designate a person authorized to act as the OWNER's representative. The OWNER or his representative shall receive and examine documents submitted by the ENGINEER, interpret and define the OWNER's policies and render decisions and authorizations in writing promptly to prevent unreasonable delay in the progress of the ENGINEER's services.
- (c) Furnish laboratory tests, air and water pollution tests, reports and inspections of samples, materials or other items required by law or by governmental authorities having jurisdiction over this Project, or as recommended by the ENGINEER.
- (d) Provide legal, accounting, right-of-way acquisition and insurance counseling services necessary for the Project, legal review of the construction Contract Documents, and such auditing services as the OWNER may require to account for expenditures of sums paid to the contractor.
- (e) Furnish above services at the OWNER's expense and in such manner that the ENGINEER may rely upon them in the performance of his services under this Agreement and in accordance with the Project timetable.
- (f) Guarantee full and free access for the ENGINEER to enter upon all property required for the performance of the ENGINEER's services under this Agreement.
- (g) Give prompt written notice to the ENGINEER whenever the OWNER observes or otherwise becomes aware of any defect in the Project or other event which may substantially affect the ENGINEER's performance of services under this Agreement.



- (h) Protect and preserve all survey stakes and markers placed at the project site prior to the assumption of this responsibility by the contractor and bear all costs of replacing stakes or markers damaged or removed during said time interval.
- 2. Delegation of Duties - Neither the OWNER nor the ENGINEER shall delegate his duties under this Agreement without the written consent of the other.
- 3. The ENGINEER has not been retained or compensated to provide design services relating to the contractor's safety precautions or to means, methods, techniques, sequences, or procedures required by the contractor to perform his work but not relating to the final or completed structure. Omitted services include but are not limited to shoring, scaffolding, underpinning, temporary retainment of excavations and any erection methods and temporary bracing.
- 4. The ENGINEER intends to render his services under this Agreement in accordance with generally accepted professional practices for the intended use of the Project.
- 5. Since the ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s) methods of determining prices, or over competitive bidding or market conditions, his opinions of probable Project Costs and Construction Costs provided for herein are to be made on the basis of his experience and qualifications and represent his best judgment as an experienced and qualified professional engineer, familiar with the construction industry. The ENGINEER cannot and does not guarantee that proposals, bids or actual project or construction cost will not vary from opinions of probable cost prepared by him. If prior to the bidding or negotiating phase OWNER wishes greater assurance as to project or construction costs he shall employ an independent cost-estimator.
- 6. Access to Records:
  - (a) The ENGINEER agrees to include subsections E-6(b) through E-6(e) below in all contracts and all subcontracts directly related to project services which are in excess of \$25,000.

- (b) The ENGINEER shall maintain books, records, documents and other evidence directly pertinent to performance of Agency loan work under this Agreement consistent with generally accepted accounting standards in accordance with the American Institute of Certified Public Accountants Professional Standards (666 Fifth Avenue, New York, New York 10019; June 1, 1987). The Agency or any of its duly authorized representatives shall have access to such books, records, documents and other evidence for the purpose of inspection, audit and copying. The ENGINEER will provide facilities for such access and inspection.
- (c) Audits conducted pursuant to this provision shall be in accordance with generally accepted auditing standards.
- (d) The ENGINEER agrees to the disclosure of all information and reports resulting from access to records pursuant to subsection E-6(b) above, to the Agency. Where the audit concerns the ENGINEER, the auditing agency shall afford the ENGINEER an opportunity for an audit exit conference and an opportunity to comment on the pertinent portions of the draft audit report. The final audit report will include the written comments, if any, of the audited parties.
- (e) Records under subsection E-6(b) above shall be maintained and made available during performance on Agency loan work under this agreement and until three years from date of final Agency loan audit for the project. In addition, those records which relate to any “dispute” appeal under an Agency loan agreement, or litigation, or the settlement of claims arising out of such performance, costs or items to which an audit exception has been taken, shall be maintained and made available until three years after the date of resolution of such appeal, litigation, claim or exception.

7. **Covenant Against Contingent Fees** - The ENGINEER warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bonafide employees. For breach or violation of this warranty, the loan recipient shall have the right to annul this agreement without liability or in its discretion to deduct from the contract price or

consideration or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

8. Covenant Against Contingent Fees - The loan recipient warrants that no person or agency has been employed or retained to solicit or secure a PWSLP loan upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee. For breach or violation of this warranty, the Agency shall have the right to annul the loan or to deduct from the loan or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.
9. Certification Regarding Debarment – The ENGINEER certifies that the services of anyone that has been debarred or suspended under Federal Executive Order 12549 has not, and will not, be used for work under this Agreement.
10. Affirmative Action – The ENGINEER agrees to take affirmative steps to assure that disadvantaged business enterprises are utilized when possible as sources of supplies, equipment, construction and services in accordance with the Clean Water Loan Program rules. As required by the award conditions of USEPA's Assistance Agreement with IEPA, the ENGINEER acknowledges that the fair share percentages are 5% for MBEs and 12% for WBEs.
11. The ENGINEER shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract. The contractor shall carry out applicable requirements of 40 CFR Part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the contractor to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.

## **EXHIBIT 2**

### **THE LIMITATIONS OF AUTHORITY, DUTIES AND RESPONSIBILITIES OF THE RESIDENT CONSTRUCTION OBSERVER ARE AS FOLLOWS:**

1. The Resident Construction Observer shall act under the direct supervision of the ENGINEER, shall be the ENGINEER's agent in all matters relating to on-site construction review of the contractor's work, shall communicate only with the ENGINEER and the contractor (or contractor's), and shall communicate with subcontractors only through the contractor or his authorized superintendent. The OWNER shall communicate with the Resident Construction Observer only through the ENGINEER.
2. The Resident Construction Observer shall review and inspect on-site construction activities of the contractor relating to portions of the Project designed and specified by the Engineer as contained in the Construction Contract Documents.
3. Specifically omitted from the Resident Construction Observer's duties is any review of the contractor's safety precautions, or the means, methods, sequences, or procedures required for the contractor to perform the work but not relating to the final or completed Project. Omitted design or review services include but are not limited to shoring, scaffolding, underpinning, temporary retainment of excavations and any erection methods and temporary bracing.
4. The specific duties and responsibilities of the Resident Construction Observer are enumerated as follows:
  - (a) Schedules: Review the progress schedule, schedule of Shop Drawing submissions and schedule of values prepared by contractor and consult with ENGINEER concerning their acceptability.
  - (b) Conferences: Attend preconstruction conferences. Arrange a schedule of progress meetings and other job conferences as required in consultation with ENGINEER and notify those expected to attend in advance. Attend meetings and maintain and circulate copies of minutes thereof.

(c) Liaison:

- (1) Serve as ENGINEER's liaison with contractor, working principally through contractor's superintendent and assist him in understanding the intent of the Contract Documents.
- (2) Assist ENGINEER in serving as OWNER's liaison with contractor when contractor's operations affect OWNER's on-site operations.
- (3) As requested by ENGINEER, assist in obtaining from OWNER additional details or information, when required at the job site for proper erection of the work.

(d) Shop Drawings and Samples:

- (2) Receive and record date of receipt of Shop Drawings and samples.
- (3) Receive samples which are furnished at the site by contractor, and notify ENGINEER of their availability for examination.
- (3) Advise ENGINEER and contractor or its superintendent immediately of the commencement of any work requiring a Shop Drawing or sample submission if the submission has not been approved by ENGINEER.

(e) Review of Work, Rejection of Defective Work, Inspections and Tests:

- (1) Conduct on-site inspection of the work in progress to assist ENGINEER in determining if the work is proceeding in accordance with the Contract Documents and that completed work will conform to the Contract Documents.
- (2) Report to ENGINEER whenever he believes that any work is unsatisfactory, faulty or defective or does not conform to the Contract Documents, or does not meet the requirements of any inspections, test or approval required to be made or

has been damaged prior to final payment; and advise ENGINEER when he believes work should be corrected or rejected or should be uncovered for inspection, or requires special testing, inspection or approval.

- (3) Verify that tests, equipment and systems start-ups, and operating and maintenance instructions are conducted as required by the Contract Documents and in presence of the required personnel, and that contractor maintains adequate records thereof; observe, record and report to ENGINEER appropriate details relative to the test procedures and start-ups.
  - (4) Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the outcome of these inspections and report to ENGINEER.
- (f) Interpretation of Contract Documents: Transmit to contractor ENGINEER's clarifications and interpretations of the Contract Documents.
- (g) Modifications: Consider and evaluate contractor's suggestions for modifications in Drawings or Specifications and report them with recommendations to ENGINEER.
- (h) Records:
- (1) Maintain at the job site orderly files for correspondence, reports of job conferences, Shop Drawings and samples submissions, reproductions of original Contract Documents including all addenda, change orders, field orders, additional drawings issued subsequent to the execution of the Contract, ENGINEER's clarifications and interpretations of the Contract Documents, progress reports, and other Project related documents.
  - (2) Keep a diary or log book, recording hours on the job site, weather conditions, data relative to questions of extras or deductions, list of visiting officials and representatives of manufacturers, fabricators, suppliers and distributors, daily

activities, decisions, observations in general and specific observations in more detail as in the case of observing test procedures. Send copies to ENGINEER.

- (4) Record names, addresses and telephone numbers of all contractor's, subcontractors and major suppliers of materials and equipment.
- (i) Reports:
- (1) Furnish ENGINEER periodic reports as required of progress of the work and contractor's compliance with the approved progress schedule and schedule of Shop Drawing submissions.
  - (2) Consult with ENGINEER in advance of schedule major tests, inspections or start of important phases of the work.
  - (3) Report immediately to ENGINEER upon the occurrence of any accident.
- (j) Payment Requisitions: Review applications for payment with contractor for compliance with the established procedure for their submission and forward them with recommendations to ENGINEER, noting particularly their relation to the schedule of values, work completed and materials and equipment delivered at the site but not incorporated in the work.
- (k) Certificates, Maintenance and Operating Manuals: During the course of the work, verify that certificates, maintenance and operation manuals and other data required to be assembled and furnished by contractor are applicable to the items actually installed; and deliver this material to ENGINEER for his review and forwarding to OWNER prior to final acceptance of the work.
- (l) Completion:
- (1) Before ENGINEER issues a Statement of Substantial Completion, submit to contractor a list of observed items requiring completion or correction.

- (2) Conduct final review in the company of ENGINEER, OWNER and contractor and prepare a final list of items to be completed or corrected.
- (3) Verify that all items on final list have been completed or corrected and make recommendations to ENGINEER concerning acceptance.





**EXHIBIT 3**  
**ESTIMATE OF LEVEL OF EFFORT AND ASSOCIATED COST FOR**  
**PROFESSIONAL ENGINEERING SERVICES FOR**  
**COUNTRYSIDE STREET AND WATER MAIN IMPROVEMENTS**  
 United City of Yorkville  
 February 1, 2016

WORK ITEM NO.	WORK ITEM	ENTITY:	ENGINEERING				SURVEYING			DRAFTING		ADMIN.	WORK ITEM HOUR SUMM.	COST PER ITEM	
		PROJECT ROLE:	PRINCIPAL IN CHARGE	PROJECT MANAGER	SENIOR PROJECT ENGINEER II	PROJECT ENGINEER	PROJECT MANAGER	SENIOR PROJECT SURVEYOR II	SENIOR PROJECT TECHNICIAN I	CAD MANAGER	SENIOR PROJECT TECHNICIAN I	ADMIN.			
		HOURLY RATE:	\$185	\$158	\$146	\$114	\$158	\$146	\$125	\$158	\$125	\$78			
CONSTRUCTION ENGINEERING															
3.1	Contract Administration		26	102	134	52	-	-	-	-	-	-	314	\$ 46,418	
3.2	Construction Layout and Record Drawings		-	4	8	-	60	120	48	-	-	-	240	\$ 34,800	
3.3	Observation and Documentation		45	99	1,744	1,376	-	-	-	-	-	12	3,276	\$ 436,391	
Construction Engineering Subtotal:			71	205	1,886	1,428	60	120	48	-	-	12	3,830	\$ 517,609	
PROJECT TOTAL:			71	205	1,886	1,428	60	120	48	-	-	12	3,830	517,609	

DIRECT EXPENSES	
Printing =	\$ 500
Mileage =	\$ 10,000
Material Testing (Rubino) =	\$ 20,000
Environmental Assessment =	\$ -
<b>DIRECT EXPENSES =</b>	<b>\$ 30,500</b>

LABOR SUMMARY	
Engineering Expenses =	\$ 483,673
Surveying Expenses =	\$ 33,000
Drafting Expenses =	\$ -
Administrative Expenses =	\$ 936
<b>TOTAL LABOR EXPENSES =</b>	<b>\$ 517,609</b>

<b>TOTAL EXPENSES =</b>	<b>\$ 548,109</b>
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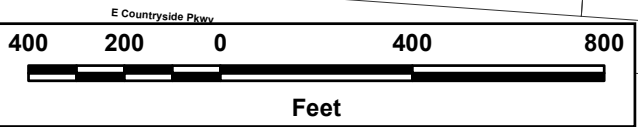
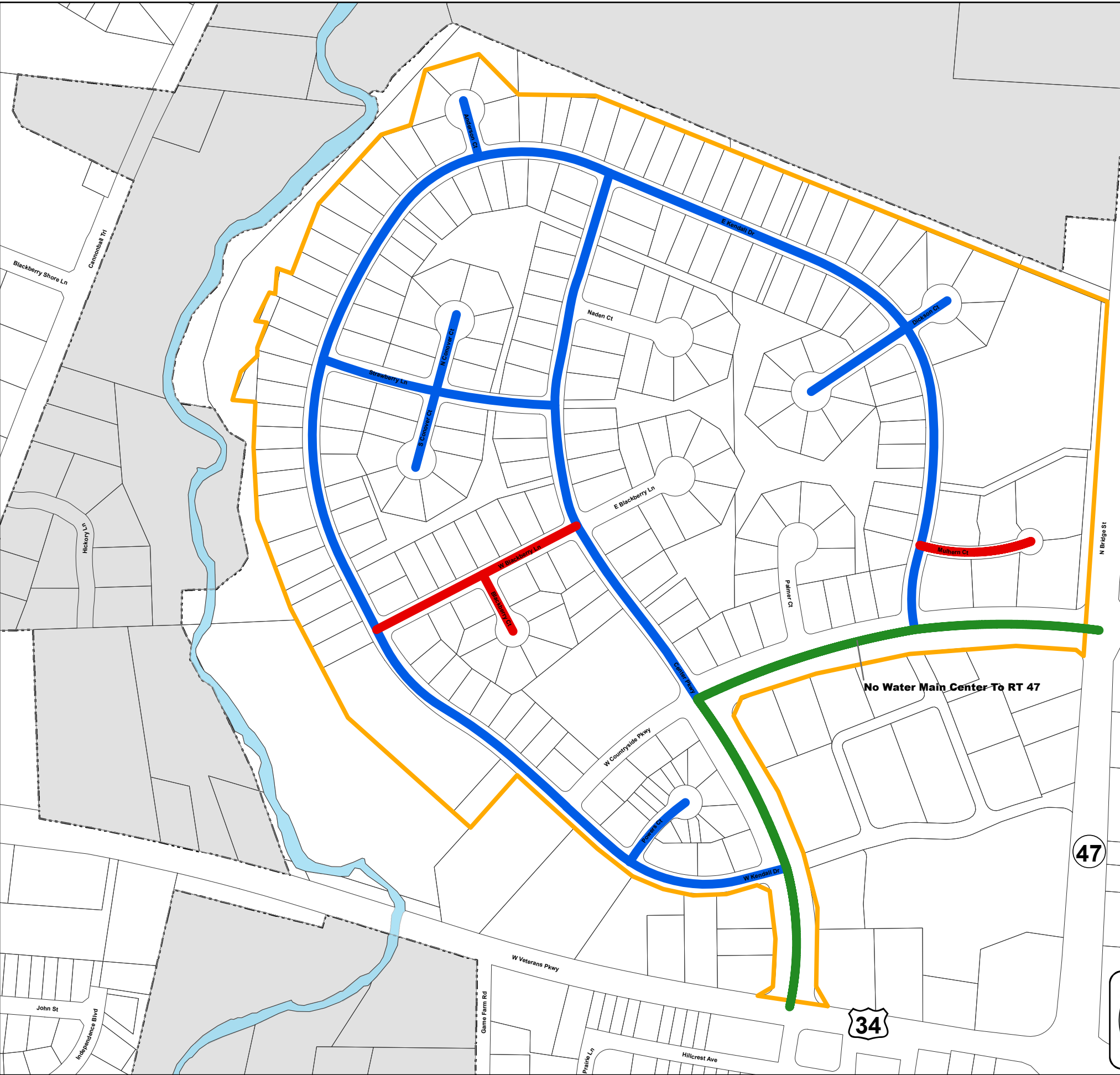
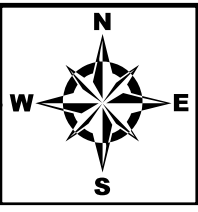
**EXHIBIT 4**  
**ANTICIPATED PROJECT SCHEDULE**  
 COUNTRYSIDE STREET AND WATER MAIN IMPROVEMENTS  
 United City of Yorkville  
 February 1, 2016

WORK ITEM NO.	WORK ITEM	Year:	2016												2017						
		Month:	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July
CONSTRUCTION ENGINEERING																					
3.1	Contract Administration																				
3.2	Construction Layout and Record Drawings																				
3.3	Observation and Documentation																				

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Legend	
	Project Management & QC/QA
	Meeting(s)
	Design
	Permitting
	Bidding and Contracting
	Construction

**Exhibit No.5**




**Legend**

- LAFO Project (\$415,000 STP Funds-Construction)**
- Streets Included In \$5.4 Million Construction Budget**
- Streets To Be Included As Alternate Bids**
- Countryside**



**United City of Yorkville Countryside  
Water Main And Roadway Improvements**



United City of Yorkville GIS  
March 2015



## *Standard Schedule of Charges*

*January 1, 2015*

### **EMPLOYEE DESIGNATION**

### **CLASSIFICATION**

### **HOURLY RATE**

Senior Principal	E-4	\$190.00
Principal	E-3	\$185.00
Senior Project Manager	E-2	\$175.00
Project Manager	E-1	\$158.00
Senior Project Engineer/Planner/Surveyor II	P-6	\$146.00
Senior Project Engineer/Planner/Surveyor I	P-5	\$137.00
Project Engineer/Planner/Surveyor	P-4	\$125.00
Senior Engineer/Planner/Surveyor	P-3	\$114.00
Engineer/Planner/Surveyor	P-2	\$105.00
Associate Engineer/Planner/Surveyor	P-1	\$ 94.00
Senior Project Technician II	T-6	\$137.00
Senior Project Technician I	T-5	\$125.00
Project Technician	T-4	\$114.00
Senior Technician	T-3	\$105.00
Technician	T-2	\$ 94.00
Associate Technician	T-1	\$ 82.00
Administrative Assistant	A-3	\$ 78.00

### **CREW RATES, VEHICLES AND REPROGRAPHICS**

1 Man Field Crew with Standard Survey Equipment	\$149.00
2 Man Field Crew with Standard Survey Equipment	\$233.00
1 Man Field Crew with RTS or GPS *	\$184.00
2 Man Field Crew with RTS or GPS *	\$268.00
Vehicle for Construction Observation	\$15.00
In-House Scanning and Reproduction	\$0.25/Sq. Ft. (Black & White) \$1.00/Sq. Ft. (Color)

\*RTS = Robotic Total Station / GPS = Global Positioning System



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" 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"/>

Agenda Item Number

CA #3

Tracking Number

PW 2016-08

### Agenda Item Summary Memo

**Title:** Fountainview – Lots 1 and 2

**Meeting and Date:** City Council – February 23, 2016

**Synopsis:** Consideration of Resolution

#### Council Action Previously Taken:

Date of Action: PW – 02/16/16      Action Taken: Moved forward to CC consent agenda

Item Number: PW 2016-08

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** Consideration of Approval

**Submitted by:** Brad Sanderson      Engineering  
Name      Department

#### Agenda Item Notes:

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# Memorandum

To: Bart Olson, City Administrator  
From: Brad Sanderson, EEI  
CC: Eric Dhuse, Director of Public Works  
Krysti Barksdale-Noble, Community Dev. Dir.  
Lisa Pickering, Deputy City Clerk

Date: February 3, 2016  
Subject: Fountainview Subdivision – Lots 1 and 2

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The proposed development is seeking a right-in / right-out connection to IL Rt 47 as part of the site improvements. IDOT has determined that the proposed connection is acceptable and they have issued a draft permit to the developer for execution (see attached).

One of the requirements to obtain the permit is that City approve the attached resolution. In addition, IDOT will be requiring a \$10,000 bond for assurances that the connection will be constructed correctly.

We are recommending approval of the resolution. If you have any questions, please let me know.



# Illinois Department of Transportation

Division of Highways / Region 2 / District 3  
700 East Norris Drive / Ottawa, Illinois / 61350-1628  
Telephone 815/434-6131

January 11, 2016

City of Yorkville/Fountainview Plaza of Yorkville  
Dunkin Donuts for Lee Fry Companies, Inc.  
c/o Meritcorp  
50 N Brockway - Suite 3-9  
Palatine, IL 60067

## PERMIT APPLICATION

Route: IL 47

County: Kendall

Type of Work: Commercial Entrance

Gentlemen:

Please execute the attached forms according to the following directions:

1. All signatures must be in ink on all copies.
2. Mailing address to be shown where indicated.
3. Fill in date permit is signed by you in the spaces provided above your signature.
4. Have a disinterested party witness your signature on permit form by signing name in space after printed word "Witness" at the left of form. If the permit is in the city or village's name, an authorized city or village official must sign the permit.
5. If Highway Permit Bond forms are included, **sign all three original copies and have executed by a reputable bonding company. (Personal bond or a letter of credit is not acceptable.)** Please attach the name and address of the local agency through which you received the permit bond.
6. If a temporary construction permit is proposed, we will require a letter from the local municipality guaranteeing that occupancy permits from the municipality will not be granted until after a permanent entrance permit has been issued.
7. If traffic signals are required as part of this permit, then a city/state agreement is needed for the cost and maintenance of the proposed traffic signals before the permit will be issued by the department.

8. The attached application should be returned to this office for approval by August 1, 2016. To perform work within highway right of way without an approved permit is in violation of state law.
9. **Return all five signed original copies to the address shown above for approval by the Regional Engineer. When approved, the completed permit and permit bond will be forwarded to the applicant.**
10. If the work covered by this permit includes construction of additional lanes, turn lanes, median crossovers or traffic signals on, along or adjacent to a highway under department jurisdiction, the permittee shall use only contractor(s) approved by the Department of Transportation for the performance of said work on the state highway. A contractor currently prequalified by the department in the work rating governing the said work shall be approved. Prior to the commencement of the said work on the state highway, the applicant shall furnish the Regional Engineer a copy of the contractor's current Certificate of Eligibility, or, if the permittee proposes to use a contractor not currently prequalified by the department, information satisfactory to the department evidencing the contractor's qualification and ability to perform the said work. No work on the state highway shall be performed until the department issues an approval of the proposed contractor.

If additional information or clarification is required, please contact the Permit Section at 815-434-8456 or e-mail [DOT.D3.Permits@illinois.gov](mailto:DOT.D3.Permits@illinois.gov).

Sincerely,

Paul A. Loete, P.E.  
Deputy Director of Highways,  
Region Two Engineer



By: Dave Broviak, P.E.  
Acting Program Development Engineer





**Illinois Department  
of Transportation**

**Highway Permit**

L-14708

District Serial No. \_\_\_\_\_

Whereas, I (We) City of Yorkville/Fountainview Plaza of Yorkville  
Dunkin Donuts for Lee Fry Companies, Inc.  
c/o Meritcorp

(Name of Applicant)

50 N Brockway - Suite 3-9

(Mailing Address)

Palatine IL 60067 hereinafter termed the Applicant,  
(City) (State)

request permission and authority to do certain work herein described on the right-of-way of the State Highway  
known as IL Route 47, Section \_\_\_\_\_,  
from Station \* \_\_\_\_\_ to Station \_\_\_\_\_  
Kendall County. The work is described in detail on the attached plan or sketch and/or as follows:

**\* LOCATED NORTH OF FOUNTAINVIEW DRIVE**

Upon approval this permit authorizes the applicant to locate, construct, operate and maintain at the above mentioned location, a right-in/right-out commercial entrance and related improvements as shown on the attached plans which become a part hereof.

The permit holder/property owner will be responsible for installing and maintaining the signs at the right-in/right-out entrance.

The applicant shall notify Adam Rue, Field Engineer, Phone: 630-553-7337 or the District Permit Section, Phone: 815-434-8490 twenty-four hours in advance of starting any work covered by this permit.

Aggregate material shall be obtained from a state approved stockpile and shall be:

**SUB-BASE GRANULAR MATERIAL TYPE A (CA-6 GRADATION).**

**(SEE ATTACHED SPECIAL PROVISIONS)**

**SIGN  
HERE**

All work authorized by this permit shall be completed 180 days after the date this permit is approved, otherwise the permit becomes null and void.

**This permit is subject to the conditions and restrictions printed on the reverse side of this sheet.**

This permit is hereby accepted and its provisions agreed to this \_\_\_\_\_ day of \_\_\_\_\_,

Witness \_\_\_\_\_

Signed \_\_\_\_\_

Applicant

Mailing Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

**SIGN AND RETURN TO: Regional Engineer** \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_,

Department of Transportation

BY: \_\_\_\_\_

Deputy Director of Highways, Regional Engineer

OPER 1045 (Rev. 08/07)

**First:** The Applicant represents and warrants that he/she is the party in interest respecting this Permit and that he/she is the agent in fact with authority to bind all parties in interest to the obligations and undertakings agreed to in this Permit. The Applicant represents and warrants that the property lines shown on the attached plan sheet(s) or sketch are true and correct, and that all proposed work is accurately depicted thereon.

**Second:** The proposed work shall be located and constructed to the satisfaction of the Regional Engineer or his/her duly authorized representative. No revisions or additions shall be made to the proposed work on the right-of-way without the written permission of the Regional Engineer. The Applicant agrees to complete all work to the standards and specifications identified by the Regional Engineer or his/her authorized representative as a condition of granting this Permit. The Applicant agrees to furnish all labor, equipment and material, and do all work and pay all costs associated with the work authorized by this Permit. The Applicant agrees to restore any and all damaged portions of the highway right-of-way to the condition satisfactory to the Regional Engineer or his/her authorized representative including, but not limited to, all landscape restoration. The Applicant shall not trim, cut or in any way disturb any trees or shrubbery along the highway without the approval of the Regional Engineer or his/her duly authorized representative. Any and all documents, writings and notes reflecting or identifying the standards, specifications, understandings and conditions applicable to the performance of the permitted work required by the Regional Engineer or his/her authorized representative are hereby incorporated into this Permit by reference as though fully set forth herein.

**Third:** The Applicant shall at all times conduct the work in such a manner as to minimize hazards to vehicular and pedestrian traffic. Traffic controls and work site protection shall be in accordance with the applicable requirements of Part 6 (Temporary Traffic Control) of the Illinois Manual on Uniform Traffic Control Devices and with the traffic control plan if one is required elsewhere in the permit. All signs, barricades, flaggers, etc., required for traffic control shall be furnished by the Applicant. The work may be done on any day except Sunday, New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Work shall be done only during daylight hours.

**Fourth:** The work performed by the Applicant is for the bona fide purpose expressed and not for the purpose of, nor will it result in, the parking or servicing of vehicles on the highway right-of-way. Signs located on or overhanging the right-of-way shall be prohibited.

**Fifth:** The Applicant shall engage in only the proposed work approved herein, and subject to the hazards incident to such activities, assumes all risks associated therewith. The Applicant assumes full and strict liability for the actions of itself, all parties in interest, its agents and employees, contractors, subcontractors and consultants. The Applicant and all parties in interest shall save, defend, hold harmless and indemnify the State of Illinois and each of its officers, agents, employees, invitees and others associated with it from and against any and all suits, claims, actions, losses, injuries, damages, judgments and expenses that are based on, or that arise or are alleged to have arisen out of the performance of the work approved herein, including, but not limited to, any act, willful or intended, or negligence of the Applicant and any party in interest, its agents and employees, contractors, subcontractors and consultants whether at law, in equity or common law. In the event the Applicant or any party in interest fails, neglects, or refuses to comply with any provision of this indemnity, the State of Illinois may take any action necessary to protect itself from liability, including any action to pay, settle, compromise and procure the discharge thereof, in which case the Applicant or any party in interest, jointly and severally, shall be liable and bound unto the State of Illinois for any and all expenses related thereto, including attorney's fees.

**Sixth:** The State reserves the right to make such changes, additions, repairs and relocations within its statutory limits to the facilities constructed under this permit or their appurtenances on the right-of-way as may at any time be considered necessary to permit the relocation, reconstruction, widening or maintaining of the highway and/or provide proper protection to life and property on or adjacent to the State right-of-way. However, in the event this permit is granted to construct, locate, operate and maintain utility facilities on the State right-of-way, the Applicant, upon written request by the Regional Engineer, shall perform such alterations or change of location of the facilities, without expense to the State, and should the Applicant fail to make satisfactory arrangements to comply with this request within a reasonable time, the State reserves the right to make such alterations or change of location or remove the work, and the Applicant agrees to pay for the cost incurred.

**Seventh:** This permit is effective only insofar as the Department has jurisdiction and does not presume to release the Applicant from compliance with the provisions of any existing statutes or local regulations relating to the construction of such work.

**Eighth:** The Construction of access driveways is subject to the regulations listed in the "Policy on Permits for Access Driveways to State Highways." If, in the future, the land use of property served by an access driveway described and constructed in accordance with this permit changes so as to require a higher driveway type as defined in that policy, the owner shall apply for a new permit and bear the costs for such revisions as may be required to conform to the regulations listed in the policy. Utility installations shall be subject to the "Policy on the Accommodation of Utilities on Right-of-Way of the Illinois State Highway System."

**Ninth:** If the work covered by this permit includes construction of additional lanes, turn lanes, median cross-overs or traffic signals on, along or adjacent to a highway under Department jurisdiction, the permittee shall use only contractor(s) approved by the Department of Transportation for the performance of said work on the State highway. A contractor currently prequalified by the Department in the rating governing the said work shall be approved. Prior to the commencement of the said work on the State highway, the applicant shall furnish the Regional Engineer a copy of the contractor's current Certificate of Eligibility, or, if the permittee proposes to use a contractor not currently prequalified by the Department, information satisfactory to the Department evidencing the contractor's qualification and ability to perform the said work. No work on the State highway shall be performed until the Department issues an approval of the proposed contractor.

## SPECIAL PROVISIONS

The state right of way shall be left in good condition. (No advertising matter shall be placed on the state right of way).

The petitioner, their successors, or assigns, shall maintain that portion of the driveway on state right of way in such a manner satisfactory to the department, otherwise the department will maintain the shoulders included in the entrance driveways to the same standard that exists on adjacent shoulders, and if necessary, such areas will be restored to the original cross section and earth shoulders.

All turf areas which are disturbed during the course of this work shall be restored to the original line and grade and be promptly seeded in accordance with Standard State Specifications.

Whenever any of the work under this permit involves any obstruction or hazard to the free flow of traffic in the normal traffic lanes, plans for the proposed method of traffic control must be submitted to and approved by the Regional Engineer at least 72 hours, and preferably longer, before the start of work.

All traffic control shall be in accordance with the State of Illinois Manual of Uniform Traffic Control Devices and amendments thereof. It should be noted that standards and typical placement of devices shown in the Uniform Manual are minimums. Many locations may require additional or supplemental devices.

The petitioner agrees to furnish the necessary barricades, lights, and flagmen for the protection of traffic.

Traffic shall be maintained at all times.

The applicant agrees to notify the Department of Transportation upon completion of work covered under the terms and conditions of this permit so that a final inspection and acceptance can be made.

To avoid any revisions to the work completed under the highway permit, the applicant should insure the conditions and restrictions of this permit, the applicable supplemental permit specifications and permit drawing are fully understood.

If this permit work is contracted out, it will be the responsibility of the applicant to furnish the contractor with a copy of this highway permit, as the applicant will be responsible for the contractor's work.

A copy of approved permit shall be present on job site at all times the work is in progress.

The department reserves the right to reject or accept any contractor hired by the applicant.

To ensure the fulfillment of the obligations assumed by the applicant, this permit is bonded by the \_\_\_\_\_ in the amount of ten thousand (\$10,000.00) dollars for a period of five years after the date of approval.

No person, firm, corporation or institution, public or private, shall discharge or empty any type of sewage, including the effluent from septic tanks or other sewage treatment devices, or any other domestic, commercial or industrial waste, or any putrescible liquids, or cause the same to be discharged or emptied in any manner into open ditches along any public street or highway, or into any drain or drainage structure installed solely for street or highway drainage purposes.

The excavation under the pavement shall be replaced with controlled low strength material and the pavement replaced in accordance with pavement replacement details. All excess material shall be removed from the highway right of way.

All excavations shall be promptly backfilled, thoroughly tamped and any excess material removed from the state right of way (including rock exposed during backfilling operations). Mounding or crowning of backfill will not be permitted.

All material or equipment stored along the highway shall be placed as remote as practical from the edge of pavement in a manner to minimize its being a hazard to errant vehicles or an obstacle to highway maintenance. If material is to be stored on the highway right of way for more than two weeks prior to installation, written approval must be obtained from the department.



**Illinois Department  
of Transportation**

**Individual Highway  
Permit Bond**

Address 700 East Norris Drive District 3

City / State Ottawa, IL 61350 Bond No. \_\_\_\_\_

KNOWN ALL MEN BY THE PRESENTS, That I (We) \_\_\_\_\_  
(Name of Applicant)

\_\_\_\_\_  
(Mailing Address)

as Principal, and \_\_\_\_\_  
(Surety Company)

a corporation organized and existing under the laws of the State of Illinois  
and licensed to do business in the State of Illinois, are held firmly bound unto the people of the State of Illinois in the penal  
sum of Ten Thousand and No/100 Dollars

(\$ 10,000.00 ) lawful money of the United States well and truly to be paid unto said people of the State  
of Illinois, for payment of which we bind ourselves, our successors and assigns, jointly, severally, and firmly by these presents.

WHEREAS, Highway Permit No. L-14708 Issued by the Department of Transportation

of the State of Illinois grants to \_\_\_\_\_ permission and  
authority to construct, locate, operate, and maintain the work described in said Permit, upon or adjacent to  
IL \_\_\_\_\_ Route 47 in Kendall County as more fully

described in said Permit and Sketch, which by this reference are made a part hereof as if written herein at length, in and by  
which Permit and Sketch the said Principal has promised and agreed to perform said described operation and related activities  
in accordance with the terms and conditions of and description in said Permit and Sketch.

NOW, THEREFORE, if the said Principal shall well and truly perform said operations in accordance with the terms and  
conditions of and description in said Permit and Sketch to the satisfaction of said Department, and shall perform no other work  
or construction at said location without first applying for and receiving another permit from said Department, then no claim or  
demand will be made against the above obligation. Otherwise, this bond or so much thereof as may be necessary shall insure to  
the said Department as cost and expense to change and correct, during a period of five years from the date of approval of this  
bond by the Department, said construction to conform to the terms and conditions of and description in said Permit and Sketch.

IN WITNESS WHEREOF, WE HAVE DULY EXECUTED THE FOREGOING

This \_\_\_\_\_ Day of \_\_\_\_\_

Surety \_\_\_\_\_

Address \_\_\_\_\_

City / State \_\_\_\_\_

By \_\_\_\_\_

Attorney in Fact

( Seal )

Agent for Surety \_\_\_\_\_

Address \_\_\_\_\_

City / State \_\_\_\_\_

By \_\_\_\_\_

Principal \_\_\_\_\_

Address \_\_\_\_\_

City / State \_\_\_\_\_

Telephone ( ) \_\_\_\_\_

By \_\_\_\_\_

( Seal )

Department of Transportation

By \_\_\_\_\_

Deputy Director of Highways, Regional Engineer



**Illinois Department  
of Transportation**

**Traffic Control  
Authorization Request**

District: 3

County Kendall

Project Commercial Entrance

Contract Number L-14708

Marked Route IL 47

Section \_\_\_\_\_

Location N/O Fountainview Drive in Yorkville

Inclusive Dates of Work \_\_\_\_\_ to \_\_\_\_\_ Work Hours ☐ AM ☐ PM to ☐ AM ☐ PM

Work Type ☐ Maintenance ☐ Construction ☐ Traffic ☐ Other

Describe Work \_\_\_\_\_

Contractor or Agency Doing Work \_\_\_\_\_

**Responsible Engineer:** (Construction Foreman/Superintendent, Maintenance/Traffic Field Engineer)

Name \_\_\_\_\_ Telephone No. ( ) \_\_\_\_\_ ( ) \_\_\_\_\_

Office

Home

(If traffic control is to be employed between 5:00 p.m. and 8:30 a.m. or on Saturday, Sunday or holidays give addition numbers)

Name \_\_\_\_\_ Telephone No. ( ) \_\_\_\_\_ ( ) \_\_\_\_\_

Name \_\_\_\_\_ Telephone No. ( ) \_\_\_\_\_ ( ) \_\_\_\_\_

Name \_\_\_\_\_ Telephone No. ( ) \_\_\_\_\_ ( ) \_\_\_\_\_

**Controls:** (Describe specific controls to be used, including reference to appropriate Highway Standards or sections of manuals, and set forth any special controls proposed).

**Distribution**

District Operations/Traffic Engineer  
Project Implementation Engineer  
Field Engineer  
Resident Engineer  
ISP District

Submitted by: \_\_\_\_\_

Approved by: \_\_\_\_\_

(District Operations/Traffic Engineer)



# Illinois Department of Transportation

Division of Highways / Region 2 / District 3  
700 East Norris Drive / Ottawa, Illinois / 61350-1628  
Telephone 815/434-6131

January 11, 2016

Meritcorp

Attn: Todd Roberts

~~50-N-Brockway-Suite 3-9~~

~~Palatine, IL 60067~~

3697 DARLENE CT.  
AURORA, IL 60504

Fountainview Plaza

Route: IL 47

Location: North of Fountainview Drive

County: Kendall

Permit Log: L-14708

Dear Mr. Roberts:

A review of your plan for a commercial entrance at the above mentioned location has been completed and we offer the following:

1. On January 5, 2016, District 3 delivered documents to Meritcorp for the conveyance of the tract of land in the northeast corner of Fountainview Drive. All the documents need to be signed and returned to IDOT. After they are reviewed and approved by IDOT Chief Counsel, District 3 will record the deed. District 3 will notify you when the deed is recorded so that you can provide an owner's title insurance policy. The permit right of way issue will then be considered clear.
2. This permit will not be issued until the conveyance for this tract of land is fully completed.

If additional information or clarification is required, please contact the Permit Section at 815-434-8456 or e-mail [DOT.D3.Permits@illinois.gov](mailto:DOT.D3.Permits@illinois.gov).

Sincerely,

Paul A. Loete, P.E.

Deputy Director of Highways,

Region Two Engineer

By: Dave Broviak, P.E.

Acting Program Development Engineer

## RESOLUTION

WHEREAS, the city of Yorkville is located in the county of Kendall, state of Illinois, wishes to allow construction of a commercial entrance onto IL 47 which by law comes under the jurisdiction and control of the Department of Transportation of the state of Illinois, and

WHEREAS, a permit from said department is required before said work can be legally undertaken by said city of Yorkville; now


THEREFORE, be it resolved by the city of Yorkville, county of Kendall, state of Illinois.

FIRST: That we do hereby request from the Department of Transportation, state of Illinois, a permit authorizing the city of Yorkville to proceed with the work herein described and as shown on enclosed detailed plans.

SECOND: Upon completion of the commercial entrance by the developer and acceptance by the city, the city guarantees that all work has been performed in accordance with the conditions of the permit to be granted by the Department of Transportation of the state of Illinois.

Further, the city will hold the state of Illinois harmless for any damages that may occur to persons or property during such work.

The city will require the developer to obtain a bond and a comprehensive general liability insurance policy in acceptable amounts and will require the developer to add the State of Illinois as an additional insured on both policies.

THIRD: That we hereby state that the proposed work  is not, (~~delete one~~) to be performed by the employees of the city of Yorkville.

FOURTH: That the proper officers of the city of Yorkville are hereby instructed and authorized to sign said permit in behalf of the city of Yorkville.

I, \_\_\_\_\_, hereby certify the above to be a  
City Clerk

true copy of the resolution passed by the City Council of the city of Yorkville, county of Kendall, State of Illinois.

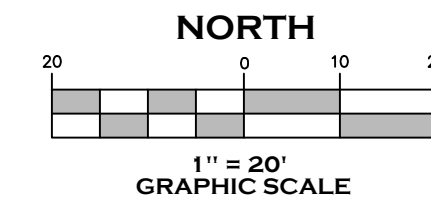
Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2016

\_\_\_\_\_  
(Signature)

(CORPORATE SEAL)

RESOLUTION





## SYMBOL LEGEND

PROPOSED		EXISTING
	BUILDING SETBACK LINE	
	EASEMENT LINE	
	DEPRESSED CURB	
	SINGLE POLE SIGN	
	DOUBLE POLE SIGN	
	STREET LIGHT	
	BOLLARD	
	CLEAN OUT	
	DOWN SPOUT	
	CONCRETE SIDEWALK	
	STANDARD DUTY ASPHALT PAVEMENT	
	MANHOLE	
	STORM CURB FRAME & GRATE	
	STORM MANHOLE	
	STORM CATCH BASIN	
	SANITARY MANHOLE	
	VALVE VAULT	
	BUFFALO BOX	

**NOTE:**

1. OUTDOOR STORAGE MUST ALLOW FOR AN UNOBSTRUCTED AREA OF 3' FOR PEDESTRIAN ACCESS AND NOT BLOCK INGRESS/EGRESS TO BUILDING AT ANYTIME.
2. OUTDOOR SALES WILL NOT EXCEED 1400 S.F. AT ANY TIME.

## DEVELOPMENT DATA TABLE: FINAL PLAN

DESCRIPTION	VALUE	UNIT
TAX/PARCEL IDENTIFICATION NUMBER(S) (PIN(S))	LOTS 101 & 102, PIN# 05-05-400-543, 05-05-400-544	
TOTAL PROPERTY SIZE (INITIAL PUD 4.2/24 ACRES)	1.79	ACRES
	78.095	SQUARE FEET
LOT 101 - SITE COVERAGE WITH BUILDINGS (P.A.R. = 0.06)	1.980	SQUARE FEET
	6	PERCENT
LOT 101 - NET SITE COVERAGE WITH PAVEMENT	12.132	SQUARE FEET
	34	PERCENT
LOT 101 - NET SITE COVERAGE WITH LANDSCAPING	21.629	SQUARE FEET
	61	PERCENT
LOT 101 - NET TOTAL LOT COVERAGE	26.741	SQUARE FEET
	95	PERCENT
LOT 102 - SITE COVERAGE WITH BUILDINGS (P.A.R. = 0.11)	4.000	SQUARE FEET
	11	PERCENT
LOT 102 - NET SITE COVERAGE WITH PAVEMENT	27.604	SQUARE FEET
	73	PERCENT
LOT 102 - NET SITE COVERAGE WITH LANDSCAPING	6.306	SQUARE FEET
	17	PERCENT
LOT 102 - NET TOTAL LOT COVERAGE	37.910	SQUARE FEET
	94	PERCENT
PROPOSED LOT 2 NEW LOT COVERAGE	6.528	SQUARE FEET
LOT 101 - NUMBER OF PARKING SPACES REQUIRED 3 SPACES / 1,000 S.F. = 6 SPACES	6 (1 H.C.)	SPACES
LOT 101 - NUMBER OF PARKING SPACES PROVIDED	6 (1 H.C.)	SPACES
LOT 102 - NUMBER OF PARKING SPACES REQUIRED 3 SPACES / 1,000 S.F.	12 (1 H.C.)	SPACES
LOT 102 - NUMBER OF PARKING SPACES PROVIDED	18 (1 H.C.)	SPACES
ADDITIONAL SPACES PROVIDED (LOT 2)	10	SPACES
TOTAL NUMBER OF BUILDINGS	2 BUILDINGS	

### PROPOSED SETBACK DATA TABLE

DESCRIPTION	ZONING CODE	LOT 101	LOT 102	LOT 103
<b>BUILDING SETBACKS</b>				
NORTH (SIDE)	20	105	20	N/A
SOUTH (SIDE/STREET)	20/30	19	20	N/A
EAST (FRONT)	50	92	24	N/A
WEST (FRONT)	50	66	34	N/A
<b>PARKING SETBACKS</b>				
NORTH (SIDE)	N/A	N/A	N/A	N/A
SOUTH (SIDE/STREET) (FROM BC)	10	N/A	20	N/A
EAST (FRONT) (FROM BC)	10	0	0	N/A
WEST (FRONT) (FROM R.O.W.)	20/10	34	6	25

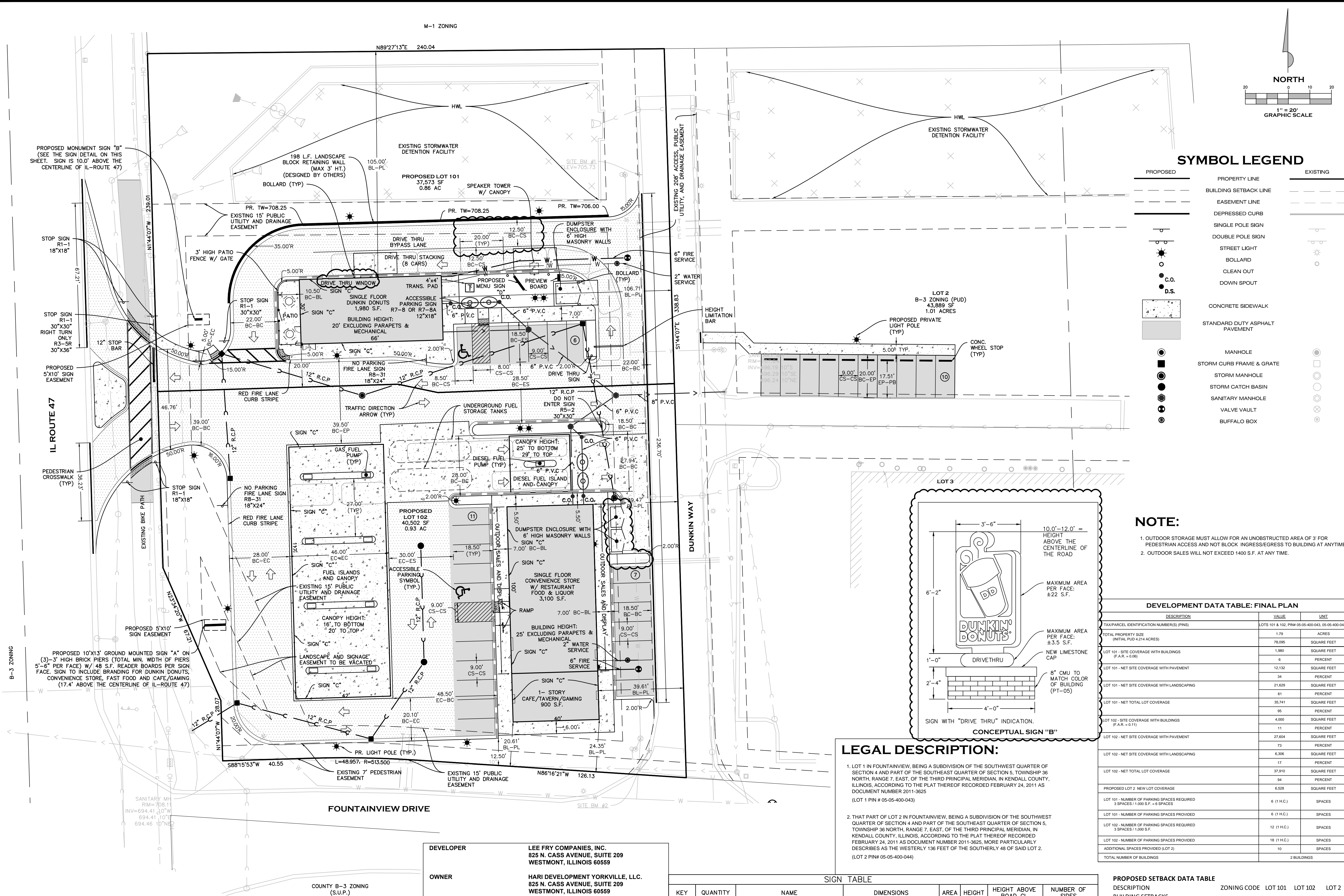
**LEGAL DESCRIPTION:**

1. THAT PART OF LOT 2.1N FOUNTAINVIEW, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7, EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 2011 AS DOCUMENT NUMBER 2011-3625, MORE PARTICULARLY DESCRIBES AS THE WESTERLY 136 FEET OF SAID LOT 2.1N (LOT 1 PIN # 05-05-0400-043)
2. THAT PART OF LOT 2.2N FOUNTAINVIEW, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7, EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 2011 AS DOCUMENT NUMBER 2011-3625, MORE PARTICULARLY DESCRIBES AS THE WESTERLY 136 FEET OF THE SOUTHERLY 148 OF SAID LOT 2.2N (LOT 2 PIN # 05-05-0400-044)

## SIGN TABLE

KEY	QUANTITY	NAME	DIMENSIONS	AREA	HEIGHT	HEIGHT ABOVE ROAD CL	NUMBER OF SIDES
<b>A</b>	1	GROUND MOUNTED SIGN	10'x13"	130 S.F.	16'	17.4'	2
<b>B</b>	1	DUNKIN DONUTS FREE STANDING	VARIES	35 S.F.	10'	10'	2
<b>C</b>	3	DUNKIN DONUTS BLDG. SIGN	3'x10'	30 S.F.	N/A	N/A	1
<b>C</b>	3	CONVENIENCE STORE BLDG SIGN	3'x10'	30 S.F.	N/A	N/A	1
<b>C</b>	5	FUEL STATION CANOPY SIGN	3'x10'	30 S.F.	N/A	N/A	1
<b>C</b>	2	CAFE/TAVERN/GAMING SIGN	3'x10'	30 S.F.	N/A	N/A	1

DEVELOPER	LEE FRY COMPANIES, INC. 825 N. CASS AVENUE, SUITE 209 WESTMONT, ILLINOIS 60559
OWNER	HARI DEVELOPMENT YORKVILLE, LLC. 825 N. CASS AVENUE, SUITE 209 WESTMONT, ILLINOIS 60559
SITE PLAN DESIGNER/ CIVIL ENGINEER	MERITCORP GROUP, LLC. 3697 DARLENE COURT AURORA, IL 60504
ADDRESS	NORTHEAST CORNER OF FOUNTAINVIEW DR. AND BRIDGE STREET (IL-47) YORKVILLE, ILLINOIS
CURRENT ZONING	B-3 PUD
PROPOSED ZONING	B-3 PUD







Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" 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"/>

Agenda Item Number

CA #4

Tracking Number

PW 2016-09

### Agenda Item Summary Memo

**Title:** Raintree Village – Units 4, 5 and 6

**Meeting and Date:** City Council – February 23, 2016

**Synopsis:** Subdivision Acceptance Consideration

#### Council Action Previously Taken:

Date of Action: PW – 02/16/16 Action Taken: Moved forward to CC consent agenda

Item Number: PW 2016-09

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** Consideration of Approval

**Submitted by:** Brad Sanderson Engineering  
Name Department

#### Agenda Item Notes:

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# Memorandum

To: Bart Olson, City Administrator  
From: Brad Sanderson, EEI  
CC: Eric Dhuse, Director of Public Works  
Krysti Barksdale-Noble, Community Dev. Dir.  
Lisa Pickering, Deputy City Clerk

Date: February 3, 2016  
Subject: Raintree Village – Units 4, 5 and 6

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As are you aware, the City took over the responsibility to complete the public improvements for the above referenced development. All of the planned scheduled work has been completed.

Funds do remain to complete the remainder of the street lights and street sign installations at a later date.

At this time, we are recommending that the City accept the water main, sanitary sewer, storm sewer, roadways, sidewalk, landscaping and detention basins as described in the attached Bill of Sale for ownership and maintenance by the City.

Please place this item on the Public Works Committee agenda of February 16, 2016 for consideration.

**BILL OF SALE**

*Seller*, \_\_\_\_\_, in consideration of One and 00/100th Dollar (\$1.00), receipt hereby acknowledged, does hereby sell, assign, transfer and convey to the *Buyer*, the United City of Yorkville, an Illinois municipal corporation, at 800 Game Farm Road, Yorkville, Illinois 60560, the following personal property to wit described in Exhibit A attached hereto for the development know as Raintree Village, and generally shown on Exhibit B.

*Seller* hereby represents and warrants to *Buyer* that *Seller* is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that *Seller* has full right, power, and authority to sell said property and to make this Bill of Sale.

**IN WITNESS WHEREOF**, *Seller* has signed and sealed this Bill of Sale at \_\_\_\_\_, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

*Subscribed* and *Sworn* to  
before me this \_\_\_\_ day  
of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

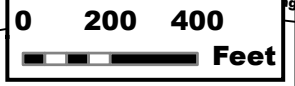
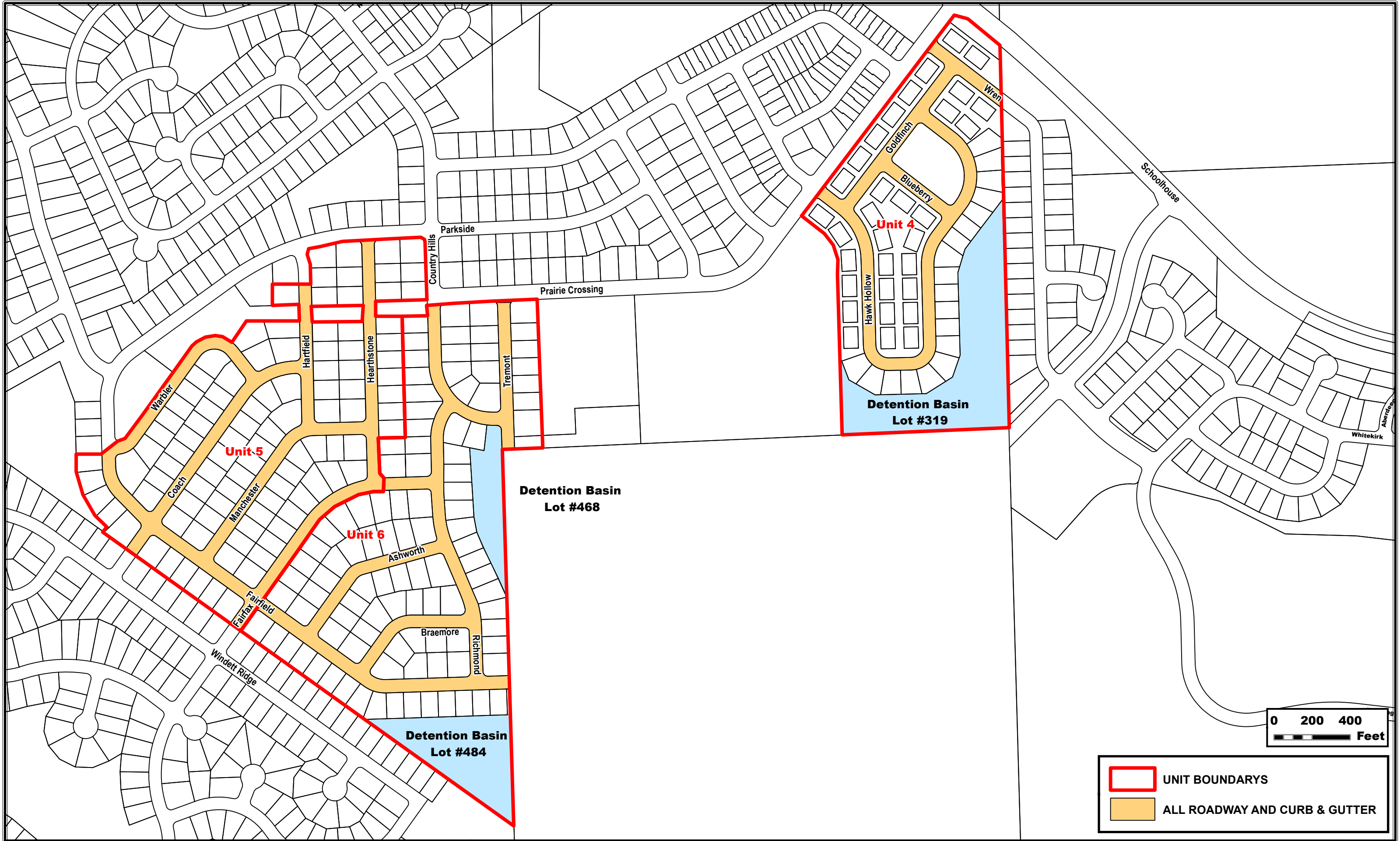
**EXHIBIT A**  
**RAINTREE VILLAGE - UNITS 4, 5 & 6**  
**UNITED CITY OF YORKVILLE**


UTILITIES	UNITS	TOTAL
P.C.C. SIDEWALK	SQ FT	4,040
8" SAN SEWER, PVC SDR 26	FOOT	12,243
8" SAN SEWER. PVC SDR 21	FOOT	157
10" SAN SEWER, PVC SDR 26	FOOT	2,896
10" SAN SEWER, PVC SDR 21	FOOT	1,710
SAN MH, TYPE A, 48" DIA	EACH	80
SANITARY SERVICE - SHORT	EACH	214
SANITARY SERVICE - LONG INCL. TBF	EACH	154
8" UNDER DRAIN W/ STONE & FABRIC	FOOT	560
8" STORM SEWER, PVC, SDR 26	FOOT	1,464
12" STORM SEWER., RCP, CL V	FOOT	10,607
15" STORM SEWER, RCP CL V	FOOT	4,262
18" STORM SEWER, RCP, CL IV	FOOT	2,918
18" STORM SEWER, RCP, CL III	FOOT	1,242
21" STORM SEWER, RCP, CL IV	FOOT	408
21" STORM SEWER, RCP CL III	FOOT	643
24" STORM SEWER, RCP, CL IV	FOOT	2,316
24" STORM SEWER, RCP, CL III	FOOT	1,232
27" STORM SEWER, RCP, CL IV	FOOT	183
27" STORM SEWER, RCP, CL III	FOOT	405
30" STORM SEWER, RCP, CL IV	FOOT	579
30" STORM SEWER, RCP, CL III	FOOT	1,156
36" STORM SEWER, RCP, CL IV	FOOT	728
36" STORM SEWER, RCP, CL III	FOOT	366
42" STORM SEWER, RCP, CL IV	FOOT	288
42" STORM SEWER, RCP, CL III	FOOT	804
48" STORM SEWER, RCP, CL III	FOOT	457
INLET TYPE A, 24" DIA.	EACH	94
CATCH BASIN TYPE B, 36" DIA.	EACH	57
CATCH BASIN TYPE A, 48" DIA.	EACH	16
CATCH BASIN TYPE A, 60" DIA.	EACH	1
CATCH BASIN TYPE A, 72" DIA.	EACH	1
CATCH BASIN TYPE A, 84" DIA.	EACH	1
MANHOLE TYPE A, 36" DIA.	EACH	27
MANHOLE TYPE A, 48" DIA.	EACH	37
MANHOLE TYPE A, 60" DIA.	EACH	43
MANHOLE TYPE A, 72" DIA.	EACH	7
SPECIAL MANHOLE, 5'X5' BOX	EACH	6
MANHOLE, T-42"	EACH	1
CONC. FL. END. SECT., 12"	EACH	1
CONC. FL. END. SECT., 15" W/GRATE	EACH	1
CONC. FL. END. SECT., 18" W/GRATE	EACH	3
CONC. FL. END. SECT., 21" W/GRATE	EACH	1
CONC. FL. END. SECT., 24" W/GRATE	EACH	4
CONC. FL. END. SECT., 27" W/GRATE	EACH	2
CONC. FL. END. SECT., 30" W/GRATE	EACH	1
CONC. FL. END. SECT., 42" W/GRATE	EACH	3
CONC. FL. END. SECT., 48" W/GRATE	EACH	1
8" WM, DIP CL 52 W/ FITGS	FOOT	14,082
12" WM, DIP CL 52 W/ FITGS	FOOT	2,550
16" WM, DIP CL 52 W/ FITGS	FOOT	2,400
8" VALVE IN 48" VAULT	EACH	39
12" VALVE IN 60" VAULT	EACH	5
16" VALVE IN 60" VAULT	EACH	7
FIRE HYD. W/AUX. VALVE & VALVE BOX	EACH	63
WATER SERVICE, SHORT, 1" W/B-BOX	EACH	177
WATER SERVICE, LONG, 1" W/B-BOX	EACH	191
STREET LIGHT (COMPLETE)	EACH	31
RETAINING WALL	SQ FT	1,200


ROADWAY	UNIT	QUANTITY
HAWK HOLLOW DRIVE	FOOT	2728
BLUEBERRY HILL	FOOT	445
WREN ROAD	FOOT	490
GOLDFINCH AVENUE	FOOT	938
WARBLER LANE	FOOT	1014
PARKSIDE LANE	FOOT	450
FAIRFIELD AVENUE	FOOT	2098
FAIRFAX WAY	FOOT	1443
MANCHESTER LANE	FOOT	1199
HEARTHSTONE AVENUE	FOOT	1294
HARTSFIELD AVENUE	FOOT	747
COACH ROAD	FOOT	1407
ASHWORTH LANE	FOOT	902
BRAEMORE LANE	FOOT	711
RICHMOND AVENUE	FOOT	1504
COUNTRY HILL DRIVE	FOOT	821
TREMONT AVENUE	FOOT	800

NOTE: INCLUDES ALL ROADWAY AND CURB & GUTTER

DETENTION PONDS	LOT	AREA (AC)
UNIT 4	319	9.27
UNIT 5	484	5.20
UNIT 6	468	2.52



 UNIT BOUNDARYS

 ALL ROADWAY AND CURB & GUTTER



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" 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

CA #5

Tracking Number

PW 2016-10

### Agenda Item Summary Memo

**Title:** Well No. 8 Rehabilitation

**Meeting and Date:** City Council – February 23, 2016

**Synopsis:** Consideration of Change Order

#### Council Action Previously Taken:

Date of Action: PW – 02/16/16      Action Taken: Moved forward to CC consent agenda

Item Number: PW 2016-10

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** Consideration of Approval

**Submitted by:** Brad Sanderson

Name

Engineering

Department

#### Agenda Item Notes:

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*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](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](http://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at [http://www.yorkville.il.us/gov\\_officials.php](http://www.yorkville.il.us/gov_officials.php)*



# Memorandum

To: Bart Olson, City Administrator  
From: Brad Sanderson, EEI  
CC: Eric Dhuse, Director of Public Works  
Lisa Pickering, Deputy City Clerk

Date: February 4, 2016  
Subject: Water Well No. 8 Rehabilitation

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The purpose of this memo is to present Change Order No. 1 for the above referenced project.

A Change Order, as defined in the General Conditions of the Contract Documents, is a written order to the Contractor authorizing an addition, deletion or revision in the work within the general scope of the Contract Documents, or authorizing an adjustment in the Contract Price or Contract Time.

## **Background:**

The United City of Yorkville and Layne Christensen Co. entered into an agreement for a contract value of **\$86,929.00** for the above referenced project. The intent of this project was to rehabilitate Well No. 8 pumping equipment.

## **Questions Presented:**

Should the City approve the items within Change Order No. 1 which would **increase** the contract amount by \$10,510.00?

## **Discussion:**

The following discussion points address the items listed on Change Order No. 1:

- 1) Item No. 1 reflects the need to replace the flat motor cable due to deficiencies, which were discovered during testing of the existing cable.
- 2) Items No. 2 and 3 reflect the need to replace wear rings and bushings within the pump due to wear throughout 10 years of service, which has resulted in these components not meeting the manufacturer's recommended clearances.
- 3) Item No. 4 reflects an upgraded coating system to help increase the life of the bowl casting surfaces of the pump.

**The project is partially complete with a required date for completion of April 8, 2016. The work within this change order will not affect the expected completion date of this project. Change Order No. 1 will likely be followed by one other change request, after reinstallation of the pumping equipment.**

## **Action Required:**

Consideration of approval of items on Change Order No. 1 in the amount of \$10,510.00.

## CHANGE ORDER

Order No. 1

Date: January 27, 2016

Agreement Date: November 23, 2015

NAME OF PROJECT: Water Well No. 8 Rehabilitation and associated appurtenances

OWNER: United City of Yorkville

CONTRACTOR: Layne Christensen Company

The following changes are hereby made to the CONTRACT DOCUMENTS:

- PCO 1: Replace Flat Motor Cable
- PCO 2: Replace All Wear Rings for Pumping Assembly
- PCO 3: Replace All Bushings for Pumping Assembly
- PCO 4: Apply Ceramic Coating to Bowl Casting Surfaces

### Justification:

- PCO 1: The hypot test of the flat and power cable showed insulation leakage, which was traced to the flat cable. While the power cable itself is suitable for reuse, the BJ flat cable should be replaced. Replacement of the BJ flat cable is included as a mandatory alternate bid item (Item 11A). The PCO includes the furnishing of a new flat motor cable to match the existing cable and any work associated with the installation of the cable. (Add: \$4,800.00)
- PCO 2: During the inspection of the pump, it was discovered that the wear rings are not within the pump manufacturer's recommended clearances. All of the wear rings should be replaced. Replacement of the wear rings is a mandatory alternate bid item (Item 7E). The PCO includes the furnishing of 12 new wear rings at the cost of \$218.00/each and any work associated with their installation. (Add: \$2,616.00)
- PCO 3: During the inspection of the pump, it was discovered that all the bushings are not within the pump manufacturer's recommended clearances. Replacement of the bushings is a mandatory alternate bid item (Item 7F). The PCO includes the furnishing of 13 new bushings at \$199.00/each and any work associated with their installation. (Add: \$2,587.00)
- PCO 4: The inspection of the pump revealed mild pitting on the bowl casting surfaces just above wear rings. While this pitting has not yet reached the point where bowl replacement should be considered, the option to add a ceramic coating to the bowls to inhibit further erosion on this surface is available. This was not included in the base bid or mandatory alternates bid items. The PCO includes 3 hours of work at \$169/hr to add the ceramic coating to each of the pump bowls as well as any materials needed for the work. (Add: \$507.00)



Change of CONTRACT PRICE:

Original CONTRACT PRICE: \$ 86,929.00

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S) \$ 86,929.00

The CONTRACT PRICE due to this CHANGE ORDER will be (increased) ~~(decreased)~~

by: \$ 10,510.00

The new CONTRACT PRICE including this CHANGE ORDER will be \$ 97,439.00

Change to CONTRACT TIME:

The CONTRACT TIME will be (increased) ~~(decreased)~~ by 0 calendar days.

The date for completion of all work will be April 8, 2016.

Approvals Required:

To be effective this order must be approved by the agency if it changes the scope or objective of the PROJECT, or as may otherwise be required by the SUPPLEMENTAL GENERAL CONDITIONS.

Requested by: \_\_\_\_\_ Layne Christensen Co.

Recommended by: \_\_\_\_\_ Engineering Enterprises, Inc.

Accepted by: \_\_\_\_\_ The United City of Yorkville



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" 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

CA #6

Tracking Number

PW 2016-11

### Agenda Item Summary Memo

**Title:** 2016 Sanitary Sewer Lining Program

**Meeting and Date:** City Council – February 23, 2016

**Synopsis:** Recommendation of Contract Award

#### Council Action Previously Taken:

Date of Action: PW – 02/16/16 Action Taken: Moved forward to CC consent agenda

Item Number: PW 2016-11

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** Consideration of Award

**Submitted by:** Brad Sanderson

Name

Engineering

Department

#### Agenda Item Notes:

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*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](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](http://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at [http://www.yorkville.il.us/gov\\_officials.php](http://www.yorkville.il.us/gov_officials.php)*



# Memorandum

To: Bart Olson, City Administrator  
From: Brad Sanderson, EEI  
CC: Eric Dhuse, Director of Public Works  
Krysti Barksdale-Noble, Community Dev. Dir.  
Lisa Pickering, Deputy City Clerk

Date: February 10, 2016  
Subject: 2016 Sanitary Sewer Lining Program


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Bids were received, opened and tabulated for work to be done on the 2016 Sanitary Sewer Lining Program at 11:30 a.m., February 10, 2016. Representatives of contractors bidding the project, the City, and our firm were in attendance. A tabulation of the bids and the engineer's estimate is attached for your information and record. The low bid was below our engineer's estimate and within the FY2017 budget.

Therefore, we recommend the acceptance of the bid and approval of award be made to the low bidder, Visu-Sewer of Illinois, LLC, 9014 S. Thomas Avenue, Bridgeview, IL 60455 in the amount of **\$180,914.90**.

Note that work cannot begin until after May 1, 2016.

If you have any questions or require additional information, please let us know.



Engineering Enterprises, Inc.

BID TABULATION

2016 SANITARY SEWER LINING

UNITED CITY OF YORKVILLE

		BID TABULATION BIDS RECD 2/9/2016		ENGINEER'S ESTIMATE 52 Wheeler Road Sugar Grove, IL 60554		VISU-SEWER, INC. 9014 S. Thomas Avenue Bridgeview, IL 60455		MICHELS CORPORATION 817 W. Main Street Brownsville, IL 53006		INSITUFORM TECHNOLOGIES 17988 Edison Avenue Chesterfield, MO 63005		HOERR CONSTRUCTION 1601-D W. Luthy Drive Peoria, IL 61612		BENCHMARK CONSTRUCTION 2260 Southwind Blvd. Bartlett, IL 60103	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	CURED-IN-PLACE PIPE LINING, 6"	FOOT	1119	\$ 26.00	\$ 29,094.00	\$ 27.80	\$ 31,108.20	\$ 28.00	\$ 31,332.00	\$ 29.00	\$ 32,451.00	\$ 32.00	\$ 35,808.00	\$ 40.00	\$ 44,760.00
2	CURED-IN-PLACE PIPE LINING, 8"	FOOT	3,094	\$ 30.00	\$ 92,820.00	\$ 29.60	\$ 91,582.40	\$ 27.00	\$ 83,538.00	\$ 29.50	\$ 91,273.00	\$ 31.00	\$ 95,914.00	\$ 30.00	\$ 92,820.00
3	CURED-IN-PLACE PIPE LINING, 10"	FOOT	262	\$ 34.00	\$ 8,908.00	\$ 35.75	\$ 9,366.50	\$ 34.00	\$ 8,908.00	\$ 33.00	\$ 8,646.00	\$ 41.00	\$ 10,742.00	\$ 35.00	\$ 9,170.00
4	CURED-IN-PLACE PIPE LINING, 12"	FOOT	573	\$ 38.00	\$ 21,774.00	\$ 36.30	\$ 20,799.90	\$ 35.00	\$ 20,055.00	\$ 32.00	\$ 18,336.00	43.00	\$ 24,639.00	45.00	\$ 25,785.00
5	CURED-IN-PLACE PIPE LINING, 15"	FOOT	549	\$ 42.00	\$ 23,058.00	\$ 47.10	\$ 25,857.90	\$ 49.00	\$ 26,901.00	\$ 50.00	\$ 27,450.00	49.50	\$ 27,175.50	55.00	\$ 30,195.00
6	PROTRUDING TAP REMOVAL	EACH	25	\$ 215.00	\$ 5,375.00	50.00	\$ 1,250.00	\$ 362.00	9,050.00	50.00	1,250.00	300.00	\$ 7,500.00	400.00	\$ 10,000.00
7	HEAVY ROOT CLEANING	FOOT	150	\$ 10.00	\$ 1,500.00	3.00	\$ 450.00	\$ 6.00	900.00	3.00	450.00	5.00	\$ 750.00	15.00	\$ 2,250.00
8	GROUT JOINTS	EACH	10	\$ 500.00	\$ 5,000.00	50.00	\$ 500.00	\$ 500.00	5,000.00	650.00	6,500.00	520.00	\$ 5,200.00	1,300.00	\$ 13,000.00
TOTAL BID				187,529.00		180,914.90		185,684.00		186,356.00		207,728.50		227,980.00	



### Legend

- PROPOSED SANITARY MANHOLE  
( TO BE INSTALLED BY OTHERS)**
- SANITARY MANHOLE**
- SANITARY SEWER**
- LINING**




**Legend**

SANITARY MANHOLE

SANITARY SEWER

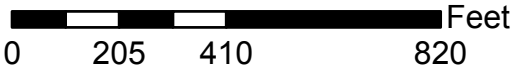
LINING



**Engineering Enterprises, Inc.**  
52 Wheeler Road  
Sugar Grove, Illinois 60554  
(630) 466-6700  
[www.eeiweb.com](http://www.eeiweb.com)

**United City of Yorkville**  
800 Game Farm Road  
Yorkville, IL 60560  
630-553-4350  
[www.yorkville.il.us](http://www.yorkville.il.us)

			DATE:	December 2015
			PROJECT NO.:	YO1536
			BY:	MJT
			PATH:	H:\GIS\PUBLIC\YORKVILLE\2015\
			FILE:	YO1536_Exh1A.MXD
NO.	DATE	REVISIONS		



**EXHIBIT 1B -  
LOCATION MAP**





Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input checked="" 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

CA #7

Tracking Number

ADM 2016-10

### Agenda Item Summary Memo

**Title:** Monthly Treasurer's Report for January 2016

**Meeting and Date:** City Council – February 23, 2016

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

#### Council Action Previously Taken:

Date of Action: ADM – 02/17/16      Action Taken: Moved forward to CC consent agenda

Item Number: ADM 2016-10

**Type of Vote Required:** Majority

**Council Action Requested:** Approval  
\_\_\_\_\_

**Submitted by:** Rob Fredrickson Finance  
Name Department

#### Agenda Item Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





# UNITED CITY OF YORKVILLE

## TREASURER'S REPORT - for the month ending January 31, 2016

	Cash Basis									
	Projected Beginning Fund Balance	January Revenues	YTD Revenues	Revenues Budget	% of Budget	January Expenses	YTD Expenses	Expenses Budget	% of Budget	Projected Ending Fund Balance
<b>General Fund</b>										
01 - General	4,826,059	823,794	11,635,860	14,200,637	82%	1,003,487	10,001,867	14,190,635	70%	6,460,052
<b>Special Revenue Funds</b>										
15 - Motor Fuel Tax	920,282	50,114	388,307	484,000	80%	82,304	514,903	871,497	59%	793,686
79 - Parks and Recreation	557,536	103,646	1,339,340	1,583,231	85%	116,068	1,254,655	1,795,940	70%	642,221
72 - Land Cash	117,430	568	106,137	430,500	25%	-	13,058	580,832	2%	210,509
87 - Countryside TIF	(604,820)	-	1,741,077	100,000	1741%	535	1,684,743	96,571	1745%	(548,486)
88 - Downtown TIF	239,096	-	69,238	65,050	106%	1,324	33,880	406,030	8%	274,453
11 - Fox Hill SSA	15,462	-	7,072	7,073	100%	-	24,800	29,833	83%	(2,265)
12 - Sunflower SSA	(20,108)	-	18,609	18,608	100%	228	28,322	37,594	75%	(29,821)
<b>Debt Service Fund</b>										
42 - Debt Service	7,842	11,084	273,847	302,130	91%	50	313,966	310,775	101%	(32,277)
<b>Capital Project Funds</b>										
25 - Vehicle & Equipment	105,577	34,730	353,145	472,338	75%	22,996	353,481	616,130	57%	105,241
23 - City-Wide Capital	4,684,706	11,541	1,142,028	1,757,322	65%	559,374	2,996,197	5,900,204	51%	2,830,537
<b>Enterprise Funds</b>										
* 51 - Water	1,099,988	18,434	6,820,175	7,673,519	89%	181,946	2,703,262	7,949,715	34%	5,216,902
* 52 - Sewer	1,829,605	97,201	1,688,924	2,516,354	67%	186,766	2,508,993	2,941,087	85%	1,009,536
<b>Library Funds</b>										
82 - Library Operations	466,683	6,265	686,202	721,418	95%	52,043	497,270	716,122	69%	655,615
83 - Library Debt Service	-	10	746,643	749,876	100%	-	749,845	749,846	100%	(3,202)
84 - Library Capital	12,714	801	22,756	20,020	114%	1,685	15,331	11,895	129%	20,139
<b>Total Funds</b>	<b>14,258,052</b>	<b>1,158,186</b>	<b>27,039,360</b>	<b>31,102,076</b>	<b>87%</b>	<b>2,208,806</b>	<b>23,694,573</b>	<b>37,204,706</b>	<b>64%</b>	<b>17,602,839</b>

\* Fund Balance Equivalency

As Deputy Treasurer of the United City of Yorkville, I hereby attest, to the best of my knowledge, that the information contained in this Treasurer's Report is accurate as of the date detailed herein. Further information is available in the Finance Department.

Rob Fredrickson, Finance Director/Deputy Treasurer





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 type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

CA #8

Tracking Number

ADM 2016-14

### Agenda Item Summary Memo

**Title:** Ordinance Amending the City's Adult Use Business License Regulations

**Meeting and Date:** City Council – February 23, 2016

**Synopsis:** See attached.

### Council Action Previously Taken:

Date of Action: ADM – 2/17/16      Action Taken: Moved forward to CC consent agenda

Item Number: ADM 2016-14

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Bart Olson  
Name

Administration  
Department

### Agenda Item Notes:

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# Memorandum

To: Administration Committee  
From: Bart Olson, City Administrator  
CC:  
Date: February 11, 2016  
Subject: Ordinance amending the City's licensing regulations

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## **Summary**

Approval of an ordinance amending the City's Adult Use Business License regulations.

## **Background**

This item was last discussed at the January Public Safety Committee meeting. At that meeting, the committee reviewed the content of the Adult Use Business License ordinance. One of the outcomes of that review was that massage establishments are listed within the Adult Use Business License ordinance, despite the fact that they are regulated separately under City Code section 3-9. Staff was directed by that committee to ask the City Attorney to review this overlap and recommend a solution. The attached ordinance simply strikes the references to massage establishments from the Adult Use Business License ordinance.

## **Recommendation**

Staff recommends approval of the ordinance amending the City's Adult Use Business License regulations.

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS  
AMENDING THE CITY'S LICENSING REGULATIONS OF ADULT  
BUSINESSES TO DELETE MASSAGE ESTABLISHMENTS THAT ARE  
REGULATED IN THE UPDATED CHAPTER NINE OF TITLE THREE OF THE  
YORKVILLE CITY CODE ENTITLED MASSAGE ESTABLISHMENTS**

**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 Yorkville City Code was amended by Ordinance 2014-19, adopted May 13, 2014, that updated the City's licensing regulations of massage establishments and therapists in Chapter 9 of Title 3 to comply with the Massage Licensing Act (225 ILCS 57/1 et seq.); and,

**WHEREAS**, the Yorkville City Code also contains licensing regulations of massage establishments in the regulations of adult uses that are duplicative of the updated regulations in Chapter 9 of Title 3 that license massage establishments; and,

**WHEREAS**, this ordinance deletes the inclusion of massage establishments as adult uses so that regulation of massage establishments are solely contained in the updated Chapter 9 of Title 3 of the Yorkville City Code.

**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 Section 3-11-1, Definitions, of Chapter 11, ADULT BUSINESSES, of the Yorkville City Code is hereby amended by deleting the definitions of "MASSAGE" and "MASSAGE ESTABLISHMENT."

**Section 2:** That Section 311-2, Adult Uses Enumerated, of the Yorkville City Code is hereby amended by deleting "Massage establishment."

**Section 3:** 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 \_\_\_\_\_, 2016.

---

CITY CLERK

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	LARRY KOT	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
DIANE TEELING	_____	SEAVAR TARULIS	_____

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

\_\_\_\_\_  
MAYOR



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input checked="" 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

Bills for Payment

Tracking Number

### Agenda Item Summary Memo

**Title:** Bills for Payment (Informational): \$979,622.39

**Meeting and Date:** City Council – February 23, 2016

**Synopsis:**

### Council Action Previously Taken:

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

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

**Type of Vote Required:** None – Informational

**Council Action Requested:**

**Submitted by:** \_\_\_\_\_  
Name Department

### Agenda Item Notes:

DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521587	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC					
	0615695-in		01/22/16	01	PHOTOCONTROLS, SODIUM LAMPS	01-410-56-00-5640	348.24
					INVOICE TOTAL:		348.24 *
	0616852-IN		01/29/16	01	BALLAST KIT	52-520-56-00-5613	58.40
					INVOICE TOTAL:		58.40 *
	0616853-IN		01/29/16	01	BALLAST KIT, SODIUM LAMPS	01-410-56-00-5640	137.40
					INVOICE TOTAL:		137.40 *
	0617508-IN		02/03/16	01	PHOTOCONTROLS, PHOTOCELLS,	01-410-56-00-5640	326.76
				02	SODIUM LAMPS	** COMMENT **	
					INVOICE TOTAL:		326.76 *
					CHECK TOTAL:		870.80
521588	APA	AMERICAN PLANNING ASSOCIATION					
	239564-1613		01/27/16	01	COMMISSIONER NEWSLETTER	01-220-54-00-5460	60.00
				02	SUBSCRIPTION	** COMMENT **	
					INVOICE TOTAL:		60.00 *
	249675-1613		01/27/16	01	APA ANNUAL MEMBERSHIP-HEINEN	01-220-54-00-5460	300.00
					INVOICE TOTAL:		300.00 *
					CHECK TOTAL:		360.00
521589	ATT	AT&T					
	6305536805-0116		01/25/16	01	01/25-02/24 SERVICE	51-510-54-00-5440	202.37
					INVOICE TOTAL:		202.37 *
					CHECK TOTAL:		202.37
521590	BATTERY S	BATTERY SERVICE CORPORATION					

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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521590	BATTERY'S	BATTERY SERVICE CORPORATION					
	265313		01/29/16	01	BATTERY	01-410-56-00-5628	89.50
					INVOICE TOTAL:		89.50 *
	265475		02/05/16	01	BATTERY	01-410-56-00-5628	89.50
					INVOICE TOTAL:		89.50 *
					CHECK TOTAL:		179.00
521591	BAUMANN J	JAMES BAUMANN					
	013016		01/30/16	01	REFEREE	79-795-54-00-5462	150.00
					INVOICE TOTAL:		150.00 *
	020616		02/06/16	01	REFEREE	79-795-54-00-5462	75.00
					INVOICE TOTAL:		75.00 *
					CHECK TOTAL:		225.00
521592	BCBS	BLUE CROSS BLUE SHIELD					
	020516		02/05/16	01	MARCH 2016 HEALTH INS	01-110-52-00-5216	5,786.48
				02	MARCH 2016 HEALTH INS	01-120-52-00-5216	1,742.52
				03	MARCH 2016 HEALTH INS	01-210-52-00-5216	44,778.06
				04	MARCH 2016 HEALTH INS	01-220-52-00-5216	5,765.95
				05	MARCH 2016 HEALTH INS	01-410-52-00-5216	9,440.14
				06	MARCH 2016 HEALTH INS	01-640-52-00-5240	6,757.84
				07	MARCH 2016 HEALTH INS	79-790-52-00-5216	7,814.20
				08	MARCH 2016 HEALTH INS	79-795-52-00-5216	5,829.07
				09	MARCH 2016 HEALTH INS	51-510-52-00-5216	9,484.02
				10	MARCH 2016 HEALTH INS	52-520-52-00-5216	3,440.02
				11	MARCH 2016 HEALTH INS	82-820-52-00-5216	5,174.15
					INVOICE TOTAL:		106,012.45 *
					CHECK TOTAL:		106,012.45

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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521593	BKFD	BRISTOL KENDALL FIRE DEPART.					
	013116-DEV		02/01/16	01	NOV 2015-JAN 2016 DEVELOPMENT	95-000-24-00-2452	9,050.00
				02	FEES	** COMMENT **	
					INVOICE TOTAL:		9,050.00 *
					CHECK TOTAL:		9,050.00
521594	BLACKBUM	MIKE BLACKBURN					
	013016		01/30/16	01	REFEREE	79-795-54-00-5462	75.00
					INVOICE TOTAL:		75.00 *
	020616		02/06/16	01	REFEREE	79-795-54-00-5462	150.00
					INVOICE TOTAL:		150.00 *
					CHECK TOTAL:		225.00
521595	BNYMGLOB	THE BANK OF NEW YORK MELLON					
	252-1924471		02/03/16	01	BOND SERIES 2007A ADMIN FEE	51-510-54-00-5498	588.50
					INVOICE TOTAL:		588.50 *
					CHECK TOTAL:		588.50
521596	BUILDERS	BUILDERS ASPHALT LLC					
	17130		02/02/16	01	COLD PATCH	15-155-56-00-5633	1,557.60
					INVOICE TOTAL:		1,557.60 *
					CHECK TOTAL:		1,557.60
521597	CAMBRIA	CAMBRIA SALES COMPANY INC.					
	37277		02/08/16	01	PAPER TOWEL, TOILET TISSUE	52-520-56-00-5610	117.05
					INVOICE TOTAL:		117.05 *
					CHECK TOTAL:		117.05

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521598	CARGILL	CARGILL, INC					
	2902652123		01/21/16	01	BULK ROCK SALT	51-510-56-00-5638	2,962.08
					INVOICE TOTAL:		2,962.08 *
					CHECK TOTAL:		2,962.08
521599	CARSTAR	CARSTAR					
	RO#29973		01/25/16	01	ACCIDENT REPAIR TO CHEVY	01-640-56-00-5625	9,536.28
				02	CAPRICE	** COMMENT **	
				03	DEDUCTIBLE FOR ACCIDENT REPAIR	01-210-54-00-5495	500.00
				04	ON CHEVY CAPRICE	** COMMENT **	
					INVOICE TOTAL:		10,036.28 *
					CHECK TOTAL:		10,036.28
521600	CENTRALL	CENTRAL LIMESTONE COMPANY, INC					
	5269		10/31/15	01	LIMESTONE	51-510-56-00-5620	152.84
					INVOICE TOTAL:		152.84 *
					CHECK TOTAL:		152.84
521601	CINTASFP	CINTAS CORPORATION NO. 2					
	F9400131021		01/15/16	01	01/01/16-03/31/16 MONITORING @	51-510-54-00-5445	211.00
				02	610 TOWER LANE	** COMMENT **	
					INVOICE TOTAL:		211.00 *
	F9400131022		01/15/16	01	01/01/16-03/31/16 MONITORING @	51-510-54-00-5445	211.00
				02	2344 TREMONT	** COMMENT **	
					INVOICE TOTAL:		211.00 *
	F9400131023		01/15/16	01	01/01/16-03/31/16 MONITORING @	51-510-54-00-5445	211.00
				02	3299 LEHMAN CROSSING	** COMMENT **	
					INVOICE TOTAL:		211.00 *
					CHECK TOTAL:		633.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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521602	COMED	COMMONWEALTH EDISON					
		0185079109-0116	02/01/16	01	01/04-02/01 420 FAIRHAVEN	52-520-54-00-5480	138.83
					INVOICE TOTAL:		138.83 *
		0435113116-0116	02/04/16	01	01/06-02/03 RT34 & BEEACHER	01-410-54-00-5482	5.03
				02	01/06-02/03 RT34 & BEEACHER	15-155-54-00-5482	68.19
					INVOICE TOTAL:		73.22 *
		0663112230-0116	02/04/16	01	12/29-02/03 103 1/2 BEAVER ST	51-510-54-00-5480	353.12
					INVOICE TOTAL:		353.12 *
		0903040077-0116	02/01/16	01	12/23-02/01 MISC STREET LIGHTS	15-155-54-00-5482	2,459.63
				02	12/23-02/01 MISC STREET LIGHTS	01-410-54-00-5482	57.08
					INVOICE TOTAL:		2,516.71 *
		0908014004-0116	02/02/16	01	01/04-02/02 6780 RT47	51-510-54-00-5480	120.26
					INVOICE TOTAL:		120.26 *
		0966038077-0116	01/29/16	01	12/29-01/29 456 KENNEDY RD	15-155-54-00-5482	122.48
				02	12/29-01/29 456 KENNEDY RD	01-410-54-00-5482	9.35
					INVOICE TOTAL:		131.83 *
		1183088101-0116	02/09/16	01	12/29-01/28 1107 PRAIRIE LIFT	52-520-54-00-5480	143.45
					INVOICE TOTAL:		143.45 *
		1407125045-0116	02/03/16	01	01/06-02/03 FOX HILL LIFT	52-520-54-00-5480	94.00
					INVOICE TOTAL:		94.00 *
		1718099052-0116	01/29/16	01	12/29-01/29 872 PRAIRIE CROSS	52-520-54-00-5480	85.29
					INVOICE TOTAL:		85.29 *
		2019099044-0116	02/08/16	01	12/14-01/19 BRIDGE STORAGE	51-510-54-00-5480	108.75
				02	TANK	** COMMENT **	
					INVOICE TOTAL:		108.75 *
		2668047007-0116	01/29/16	01	12/28-01/29 1908 RAINTREE RD	51-510-54-00-5480	326.24
					INVOICE TOTAL:		326.24 *

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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521602	COMED	COMMONWEALTH EDISON					
		2947052031-0116	02/01/16	01	01/04-02/01 RT47 & RIVER	15-155-54-00-5482	213.75
				02	01/04-02/01 RT47 & RIVER	01-410-54-00-5482	7.13
					INVOICE TOTAL:		220.88 *
		2961017043-0116	02/05/16	01	12/30-01/29 PRESTWICK LIFT	52-520-54-00-5480	111.07
					INVOICE TOTAL:		111.07 *
		3119142025-0116	01/29/16	01	12/30-01/29 VAN EMMON LOT	01-410-54-00-5482	19.36
					INVOICE TOTAL:		19.36 *
		4085080033-0116	02/05/16	01	12/30-01/29 1991 CANNONBALL TR	51-510-54-00-5480	366.58
					INVOICE TOTAL:		366.58 *
		4449087016-0116	02/08/16	01	12/31-02/01 MISC LIFT STATIONS	52-520-54-00-5480	1,166.58
					INVOICE TOTAL:		1,166.58 *
		4475093053-0116	02/05/16	01	01/04-02/02 610 TOWER	51-510-54-00-5480	362.76
					INVOICE TOTAL:		362.76 *
		6819027011-0116	02/05/16	01	12/30-02/01 PR BUILDINGS	79-795-54-00-5480	548.22
					INVOICE TOTAL:		548.22 *
					CHECK TOTAL:		6,887.15
521603	COMPASS	COMPASS MINERALS AMERICA					
		71444168	01/26/16	01	SALT	15-155-56-00-5618	27,496.66
					INVOICE TOTAL:		27,496.66 *
					CHECK TOTAL:		27,496.66
521604	CONSTELL	CONSTELLATION NEW ENERGY					
		0030282700	01/23/16	01	12/16-01/20 3299 LEHMAN	51-510-54-00-5480	3,739.60
					INVOICE TOTAL:		3,739.60 *

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
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521604	CONSTELL	CONSTELLATION NEW ENERGY					
	0030439037		01/31/16	01	12/30-01/28 2224 TREMONT	51-510-54-00-5480	4,472.59
						INVOICE TOTAL:	4,472.59 *
	0030490185		02/03/16	01	01/04-01/31 610 TOWER LN	51-510-54-00-5480	6,164.31
						INVOICE TOTAL:	6,164.31 *
	0030521126		02/04/16	01	01/04-02/01 1 WEST ALLEY	51-510-54-00-5480	852.66
						INVOICE TOTAL:	852.66 *
						CHECK TOTAL:	15,229.16
521605	DAC	BETTER BUSINESS PLANNING, INC.					
	33716		02/01/16	01	FEB 2016 FSA ADMIN FEES	01-110-52-00-5216	6.00
				02	FEB 2016 FSA ADMIN FEES	01-120-52-00-5216	6.00
				03	FEB 2016 FSA ADMIN FEES	01-210-52-00-5216	20.99
				04	FEB 2016 FSA ADMIN FEES	01-220-52-00-5216	3.00
				05	FEB 2016 FSA ADMIN FEES	01-410-52-00-5216	3.00
				06	FEB 2016 FSA ADMIN FEES	51-510-52-00-5216	6.00
				07	FEB 2016 FSA ADMIN FEES	52-520-52-00-5216	3.00
				08	FEB 2016 FSA ADMIN FEES	01-640-52-00-5240	3.00
						INVOICE TOTAL:	50.99 *
	33718		02/01/16	01	FEB 2016 HRA ADMIN FEES	01-110-52-00-5216	12.00
				02	FEB 2016 HRA ADMIN FEES	01-120-52-00-5216	3.00
				03	FEB 2016 HRA ADMIN FEES	01-210-52-00-5216	66.00
				04	FEB 2016 HRA ADMIN FEES	01-220-52-00-5216	12.00
				05	FEB 2016 HRA ADMIN FEES	01-410-52-00-5216	4.00
				06	FEB 2016 HRA ADMIN FEES	79-790-52-00-5216	10.50
				07	FEB 2016 HRA ADMIN FEES	79-795-52-00-5216	10.50
				08	FEB 2016 HRA ADMIN FEES	51-510-52-00-5216	13.00
				09	FEB 2016 HRA ADMIN FEES	52-520-52-00-5216	4.00
				10	FEB 2016 HRA ADMIN FEES	01-640-52-00-5240	12.00
				11	FEB 2016 HRA ADMIN FEES	82-820-52-00-5216	12.00
						INVOICE TOTAL:	159.00 *
						CHECK TOTAL:	209.99

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
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521606	DUBAJICL	LYNN DUBAJIC					
	020416		02/04/16	01	ICSC CONFERENCE AIRFARE	01-220-54-00-5486	438.97
				02	REIMBURSEMENT	** COMMENT **	
					INVOICE TOTAL:		438.97 *
					CHECK TOTAL:		438.97
521607	DYNEGY	DYNEGY ENERGY SERVICES					
	102389316011		01/27/16	01	12/21-01/24 421 POPLAR	15-155-54-00-5482	5,940.93
				02	12/21-01/24 421 POPLAR	01-410-54-00-5482	379.49
					INVOICE TOTAL:		6,320.42 *
	102389416021		02/04/16	01	12/31-02/01 COUNTRYSIDE PKWY	15-155-54-00-5482	180.57
				02	12/31-02/01 COUNTRYSIDE PKWY	01-410-54-00-5482	29.65
					INVOICE TOTAL:		210.22 *
					CHECK TOTAL:		6,530.64
521608	FEECEOIL	FEECE OIL COMPANY					
	3402189		02/02/16	01	DIESEL FUEL	01-410-56-00-5695	359.08
				02	DIESEL FUEL	51-510-56-00-5695	359.08
				03	DIESEL FUEL	52-520-56-00-5695	359.07
					INVOICE TOTAL:		1,077.23 *
					CHECK TOTAL:		1,077.23
521609	FIRST	FIRST PLACE RENTAL					
	269337-1		01/28/16	01	MARKING PAINT	51-510-56-00-5665	95.76
					INVOICE TOTAL:		95.76 *
	269339-1		02/05/16	01	FLAGS	51-510-56-00-5665	189.80
					INVOICE TOTAL:		189.80 *
					CHECK TOTAL:		285.56

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521610	FIRSTNON	FIRST NONPROFIT UNEMPLOYEMENT					
	122719N-020116		02/01/16	01	1ST QUARTER UNEMPLOYEMENT INS	01-640-52-00-5230	2,599.51
				02	1ST QUARTER UNEMPLOYEMENT INS	01-640-52-00-5230	753.01
				03	FOR PARK & REC	** COMMENT **	
				04	1ST QUARTER UNEMPLOYEMENT INS	82-820-52-00-5230	215.15
				05	1ST QUARTER UNEMPLOYEMENT INS	51-510-52-00-5230	340.47
				06	1ST QUARTER UNEMPLOYEMENT INS	52-520-52-00-5230	179.11
					INVOICE TOTAL:		4,087.25 *
					CHECK TOTAL:		4,087.25
521611	FOXVALLE	FOX VALLEY TROPHY & AWARDS					
	32722		01/26/16	01	BASKETBALL MEDALS	79-795-56-00-5606	36.00
					INVOICE TOTAL:		36.00 *
					CHECK TOTAL:		36.00
521612	GARDKOCH	GARDINER KOCH & WEISBERG					
	H-2364C-114997		02/01/16	01	KIMBALL HILL I MATTER	01-640-54-00-5461	2,460.00
					INVOICE TOTAL:		2,460.00 *
	H-3525C-115051		02/02/16	01	KIMBALL HILL II UNIT 4 MATTERS	01-640-54-00-5461	2,189.26
					INVOICE TOTAL:		2,189.26 *
	H-3548C-114998		02/01/16	01	WALKER HOMES MATTERS	01-640-54-00-5461	6,020.84
					INVOICE TOTAL:		6,020.84 *
					CHECK TOTAL:		10,670.10
521613	GRAINCO	GRAINCO FS., INC.					
	031198		01/20/16	01	LP GAS EXCHANGE	51-510-56-00-5620	16.70
					INVOICE TOTAL:		16.70 *
					CHECK TOTAL:		16.70

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521614	HARRIS	HARRIS COMPUTER SYSTEMS					
	XT00005403		01/29/16	01	JAN 2016 MY GOVHUB FEES	01-120-54-00-5462	189.61
				02	JAN 2016 MY GOVHUB FEES	51-510-54-00-5462	242.77
				03	JAN 2016 MY GOVHUB FEES	52-520-54-00-5462	122.52
					INVOICE TOTAL:		554.90 *
					CHECK TOTAL:		554.90
521615	HAYENR	RAYMOND HAYEN					
	013016		01/30/16	01	REFEREE	79-795-54-00-5462	150.00
					INVOICE TOTAL:		150.00 *
					CHECK TOTAL:		150.00
521616	HDSUPPLY	HD SUPPLY WATERWORKS, LTD.					
	F046945		01/25/16	01	BATTERY	51-510-56-00-5664	407.47
					INVOICE TOTAL:		407.47 *
					CHECK TOTAL:		407.47
521617	HERNANDA	ADAM HERNANDEZ					
	021116-CDL		02/11/16	01	CDL LICENSE REIMBURSEMENT	79-790-54-00-5462	60.00
					INVOICE TOTAL:		60.00 *
					CHECK TOTAL:		60.00
521618	ILLCO	ILLCO, INC.					
	1294481		01/21/16	01	PVC HOSE	51-510-56-00-5638	44.48
					INVOICE TOTAL:		44.48 *
	1294627		01/25/16	01	VALVE KIT	23-216-56-00-5656	207.10
					INVOICE TOTAL:		207.10 *
					CHECK TOTAL:		251.58

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

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521619	INGEMUNS	INGEMUNSON	LAW OFFICES LTD				
	2667		02/01/16	01	FEB 2015 ADMIN HEARINGS	01-210-54-00-5467	300.00
					INVOICE TOTAL:		300.00 *
					CHECK TOTAL:		300.00
521620	JIMSTRCK	JIM'S TRUCK INSPECTION LLC					
	160055		01/29/16	01	TRUCK INSPECTION	51-510-54-00-5490	30.00
					INVOICE TOTAL:		30.00 *
					CHECK TOTAL:		30.00
521621	JSHOES	JEFFREY L. JERABEK					
	3975-46		02/04/16	01	BOOTS-LAWRENTZ	51-510-56-00-5600	164.00
					INVOICE TOTAL:		164.00 *
					CHECK TOTAL:		164.00
521622	JUSTSAFE	JUST SAFETY, LTD					
	24809		02/04/16	01	FIRST AID SUPPLIES	52-520-56-00-5620	39.85
					INVOICE TOTAL:		39.85 *
					CHECK TOTAL:		39.85
521623	KANEWATE	KANE COUNTY WATER ASSOCIATION					
	120516		12/05/15	01	ANNUAL MEMBERSHIP DUES	51-510-54-00-5460	125.00
					INVOICE TOTAL:		125.00 *
					CHECK TOTAL:		125.00
521624	KCHHS	KENDALL COUNTY HEALTH					

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521624	KCHHS	KENDALL COUNTY HEALTH					
	11451		01/28/16	01	BRIDGE CONCESSION ANNUAL FOOD	79-795-56-00-5607	190.00
				02	HANDLING PERMIT RENEWAL	** COMMENT **	
					INVOICE TOTAL:		190.00 *
					CHECK TOTAL:		190.00
521625	KCHHS	KENDALL COUNTY HEALTH					
	11480		01/28/16	01	BEECHER CONCESSION ANNUAL FOOD	79-795-56-00-5607	200.00
				02	HANDLING PERMIT RENEWAL	** COMMENT **	
					INVOICE TOTAL:		200.00 *
					CHECK TOTAL:		200.00
521626	KCRECORD	SHAW SUBURBAN MEDIA GROUP					
	1149474		01/14/16	01	NOTICE OF CHANGE TO MEETING	01-110-54-00-5426	43.80
				02	DATES	** COMMENT **	
					INVOICE TOTAL:		43.80 *
	1151152		01/21/16	01	PLAN COMMISSION PUBLIC HEARING	90-093-93-00-0011	112.20
				02	NOTICE	** COMMENT **	
					INVOICE TOTAL:		112.20 *
					CHECK TOTAL:		156.00
521627	KENDCROS	KENDALL CROSSING, LLC					
	BD REBATE 12/15		02/08/16	01	DEC 2015 BUSINESS TAX REBATE	01-000-24-00-2487	1,027.15
					INVOICE TOTAL:		1,027.15 *
					CHECK TOTAL:		1,027.15
521628	KENPRINT	ANNETTE M. POWELL					

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521628	KENPRINT	ANNETTE M. POWELL					
	1993		01/28/16	01	100 MAILBOX DAMAGE WORKSHEETS	01-410-56-00-5620	37.60
					INVOICE TOTAL:		37.60 *
	1998		02/03/16	01	500 CASE MANAGEMENT FORMS	01-210-54-00-5430	235.55
					INVOICE TOTAL:		235.55 *
					CHECK TOTAL:		273.15
521629	KONICA	KONICA MINOLTA					
	28163156		02/10/16	01	02/01/16-03/01/16 COPIER LEASE	01-110-54-00-5485	175.19
				02	CREDIT FOR PREVIOUS TAXES PAID	01-110-54-00-5485	-32.87
				03	02/01/16-03/01/16 COPIER LEASE	01-120-54-00-5485	140.15
				04	CREDIT FOR PREVIOUS TAXES PAID	01-120-54-00-5485	-26.29
				05	02/01/16-03/01/16 COPIER LEASE	01-220-54-00-5485	260.98
				06	CREDIT FOR PREVIOUS TAXES PAID	01-220-54-00-5485	-48.93
				07	02/01/16-03/01/16 COPIER LEASE	01-210-54-00-5485	366.84
				08	CREDIT FOR PREVIOUS TAXES PAID	01-210-54-00-5485	-68.76
				09	02/01/16-03/01/16 COPIER LEASE	01-410-54-00-5485	35.29
				10	CREDIT FOR PREVIOUS TAXES PAID	01-410-54-00-5485	-6.61
				11	02/01/16-03/01/16 COPIER LEASE	51-510-54-00-5485	35.29
				12	CREDIT FOR PREVIOUS TAXES PAID	51-510-54-00-5485	-6.61
				13	02/01/16-03/01/16 COPIER LEASE	52-520-54-00-5485	35.29
				14	CREDIT FOR PREVIOUS TAXES PAID	52-520-54-00-5485	-6.61
				15	02/01/16-03/01/16 COPIER LEASE	79-790-54-00-5485	130.49
				16	CREDIT FOR PREVIOUS TAXES PAID	79-790-54-00-5485	-24.48
				17	02/01/16-03/01/16 COPIER LEASE	79-795-54-00-5485	130.50
				18	CREDIT FOR PREVIOUS TAXES PAID	79-795-54-00-5485	-24.47
					INVOICE TOTAL:		1,064.39 *
					CHECK TOTAL:		1,064.39
521630	KWIATKOJ	JOSEPH KWIATKOWSKI					
	013016		01/30/16	01	REFEREE	79-795-54-00-5462	100.00
					INVOICE TOTAL:		100.00 *

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521630	KWIATKOJ	JOESEPH KWIATKOWSKI					
	020616		02/06/16	01	REFEREE	79-795-54-00-5462	100.00
						INVOICE TOTAL:	100.00 *
						CHECK TOTAL:	200.00
521631	LANEMUCH	LANER, MUCHIN, DOMBROW, BECKER					
	482459		01/01/16	01	REVISIONS TO FMLA POLICY	01-640-54-00-5463	516.03
						INVOICE TOTAL:	516.03 *
						CHECK TOTAL:	516.03
521632	MENLAND	MENARDS - YORKVILLE					
	34194		01/19/16	01	CONDUIT, CONDUIT HANGER, PAINT	79-790-56-00-5640	122.19
				02	POWER LAG	** COMMENT **	
						INVOICE TOTAL:	122.19 *
	34269		01/20/16	01	BOARDS	79-790-56-00-5620	29.80
						INVOICE TOTAL:	29.80 *
	34277-16		01/20/16	01	QUICK LINKS	79-790-56-00-5640	10.47
						INVOICE TOTAL:	10.47 *
	34360-16		01/21/16	01	CONDUIT, DOLLYS, PIPE BOARD	79-790-56-00-5640	40.27
						INVOICE TOTAL:	40.27 *
	34375		01/21/16	01	DOOR BOTTOM, THRESHOLD	23-216-56-00-5656	20.33
						INVOICE TOTAL:	20.33 *
	34394		01/21/16	01	DRAINAGE KIT	51-510-56-00-5638	6.49
						INVOICE TOTAL:	6.49 *
	34456		01/22/16	01	DUPLEX COVERS, BLANK COVERS,	79-790-56-00-5640	97.89

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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DATE: 02/16/16  
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PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

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521632	MENLAND	MENARDS - YORKVILLE					
	34456		01/22/16	02	WIRE	** COMMENT ** INVOICE TOTAL:	97.89 *
	34464		01/22/16	01	STRAPS, CONDUIT, CONNECTOR,	23-216-56-00-5656	37.16
				02	COUPLING, BLANK COVER	** COMMENT ** INVOICE TOTAL:	37.16 *
	34466		01/22/16	01	MOUSE GLUE	51-510-56-00-5638	6.94
						INVOICE TOTAL:	6.94 *
	34644		01/24/16	01	DISH DRAINER, TRAY, CLEAR BOX	01-210-56-00-5610	23.16
						INVOICE TOTAL:	23.16 *
	34746		01/25/16	01	PLIER	51-510-56-00-5630	13.79
				02	SCOTT'S LIQUID GOLD	51-510-56-00-5620	14.07
						INVOICE TOTAL:	27.86 *
	34819		01/26/16	01	GFCI COVERS, WALLPLATES,	79-790-56-00-5640	88.27
				02	CONDUIT, ELECTRICAL TAPE	** COMMENT ** INVOICE TOTAL:	88.27 *
	34849		01/26/16	01	SWITCH, COVER BLANK, TOGGLE	23-216-56-00-5656	3.19
						INVOICE TOTAL:	3.19 *
	34860		01/26/16	01	SHEATHING, FIBERGLASS ROLL,	23-216-56-00-5656	56.38
				02	FOAM INSULATING SEALANT	** COMMENT ** INVOICE TOTAL:	56.38 *
	34913		01/27/16	01	FOAM INSULATION	01-410-56-00-5620	31.52
						INVOICE TOTAL:	31.52 *
	35003		01/28/16	01	POLISH, STEEL WOOL	52-520-56-00-5628	7.93
						INVOICE TOTAL:	7.93 *
	35017		01/28/16	01	BATTERIES	51-510-56-00-5665	23.94
						INVOICE TOTAL:	23.94 *

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

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521632	MENLAND	MENARDS - YORKVILLE						
	35022		01/28/16	01	CONNECTOR	01-410-56-00-5620	1.99	
						INVOICE TOTAL:	1.99	*
	35039		01/28/16	01	REDUCING WASHER	01-410-56-00-5620	0.92	
						INVOICE TOTAL:	0.92	*
	35044		01/28/16	01	PLUMBERS PUTTY	79-790-56-00-5640	2.38	
						INVOICE TOTAL:	2.38	*
	35050		01/28/16	01	PLYWOOD SHEATHING	51-510-56-00-5620	14.95	
						INVOICE TOTAL:	14.95	*
	35098		01/29/16	01	TEFLON, NIPPLES	79-790-56-00-5640	8.79	
						INVOICE TOTAL:	8.79	*
						CHECK TOTAL:		662.82
521633	MENLAND	MENARDS - YORKVILLE						
	35127		01/29/16	01	GFI W/WALLPLATES, CONNECTORS	79-790-56-00-5640	111.29	
						INVOICE TOTAL:	111.29	*
						CHECK TOTAL:		111.29
521634	MENLAND	MENARDS - YORKVILLE						
	35361		02/01/16	01	GFCI COVERS	79-790-56-00-5640	7.40	
						INVOICE TOTAL:	7.40	*
	35375		02/01/16	01	MARKING PAINT	79-790-56-00-5620	39.76	
						INVOICE TOTAL:	39.76	*
	35395		02/01/16	01	LONGNOSE PLIERS	79-790-56-00-5630	15.98	
						INVOICE TOTAL:	15.98	*

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521634	MENLAND	MENARDS - YORKVILLE					
	35478		02/02/16	01	GFCI COVERS, OIL PAN, GREASE	79-790-56-00-5640	27.08
					INVOICE TOTAL:		27.08 *
	35496		02/02/16	01	STEEL ELEMENTS, TEFLON TAPE	79-790-56-00-5620	40.46
					INVOICE TOTAL:		40.46 *
	35573		02/03/16	01	DRILL COMBO, LEVEL	51-510-56-00-5630	7.88
					INVOICE TOTAL:		7.88 *
	35666		02/04/16	01	SCREW	23-216-56-00-5656	0.82
					INVOICE TOTAL:		0.82 *
	35667-16		02/04/16	01	BRUSH	52-520-56-00-5630	9.98
					INVOICE TOTAL:		9.98 *
	35686		02/04/16	01	BRUSH	51-510-56-00-5620	1.09
					INVOICE TOTAL:		1.09 *
	35688		02/04/16	01	COUPLER, CONNECTOR	51-510-56-00-5638	5.45
					INVOICE TOTAL:		5.45 *
	35697		02/04/16	01	FOAM BRUSH, PAINT CONTAINER	52-520-56-00-5628	2.58
					INVOICE TOTAL:		2.58 *
	35704-16		02/04/16	01	PAINT TRAY, LINERS, BRUSH,	52-520-56-00-5628	22.41
				02	ROLLER COVER, ROLLER FRAME	** COMMENT **	
					INVOICE TOTAL:		22.41 *
	35707		02/04/16	01	METAL PRIMER	52-520-56-00-5628	8.37
					INVOICE TOTAL:		8.37 *
	35765		02/05/16	01	TOILET CLEANER, SOAP, TRUCK	52-520-56-00-5620	29.72
				02	BED COATING SPRAY, CLEANER	** COMMENT **	
					INVOICE TOTAL:		29.72 *

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521634	MENLAND	MENARDS - YORKVILLE					
	35775-16		02/05/16	01	CONNECTORS, OUTLET	51-510-56-00-5638	8.14
					INVOICE TOTAL:		8.14 *
	35786		02/05/16	01	BLANK COVER	51-510-56-00-5638	1.00
					INVOICE TOTAL:		1.00 *
	35813		02/05/16	01	CONNECTOR	51-510-56-00-5620	3.82
					INVOICE TOTAL:		3.82 *
					CHECK TOTAL:		231.94
521635	METIND	METROPOLITAN INDUSTRIES, INC.					
	0000306613		01/31/16	01	SEAL KIT, BALL BEARING, RINGS	52-520-56-00-5613	1,232.80
					INVOICE TOTAL:		1,232.80 *
					CHECK TOTAL:		1,232.80
521636	METROWES	METRO WEST COG					
	2436		01/29/16	01	01/28/16 BOARD MEETING FOR 2	01-110-54-00-5415	70.00
				02	PEOPLE	** COMMENT **	
					INVOICE TOTAL:		70.00 *
					CHECK TOTAL:		70.00
521637	MOHMS	MIDWEST OCCUPATIONAL HEALTH MS					
	205875		01/30/16	01	ANNUAL IDOT TESTING FEES	01-410-54-00-5462	100.00
				02	ANNUAL IDOT TESTING FEES	51-510-54-00-5462	100.00
				03	ANNUAL IDOT TESTING FEES	52-520-54-00-5462	60.00
				04	ANNUAL IDOT TESTING FEES	79-790-54-00-5462	120.00
					INVOICE TOTAL:		380.00 *
					CHECK TOTAL:		380.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
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DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521638	NATENEC	NATIONAL ENTERTAINMENT					
	160202006		02/02/16	01	1,000 EASTER CANDY FILLED	79-795-56-00-5606	120.00
				02	EGGS	** COMMENT **	
					INVOICE TOTAL:		120.00 *
					CHECK TOTAL:		120.00
521639	NICOR	NICOR GAS					
	00-41-22-8748	4-0116	02/05/16	01	01/07-02/05 1107 PRAIRIE LANE	01-110-54-00-5480	43.59
					INVOICE TOTAL:		43.59 *
	15-63-74-5733	2-0116	02/03/16	01	01/04-02/01 1955 S BRIDGE ST	01-110-54-00-5480	30.92
					INVOICE TOTAL:		30.92 *
	15-64-61-3532	5-0116	02/08/16	01	01/07-02-05 1991 CANNONBALL TR	01-110-54-00-5480	39.50
					INVOICE TOTAL:		39.50 *
	23-45-91-4862	5-0116	02/03/16	01	01/05-02/03 101 BRUELL ST	01-110-54-00-5480	95.02
					INVOICE TOTAL:		95.02 *
	31-61-67-2493	1-0116	02/08/16	01	01/07-02/05 276 WINDHAM CIRLCE	01-110-54-00-5480	27.60
					INVOICE TOTAL:		27.60 *
	45-12-25-4081	3-0116	02/03/16	01	01/04-02/01 201 W HYDRAULIC	01-110-54-00-5480	248.22
					INVOICE TOTAL:		248.22 *
	46-69-47-6727	1-0116	02/05/16	01	1/07-02/04 1975 BRIDGE	01-110-54-00-5480	75.15
					INVOICE TOTAL:		75.15 *
	49-25-61-1000	5-0116	02/03/16	01	01/04-02/01 1 VAN EMMON RD	01-110-54-00-5480	151.52
					INVOICE TOTAL:		151.52 *
	80-56-05-1157	0-0116	02/02/16	01	01/04-02/01 2512 ROSEMONT DR	01-110-54-00-5480	37.51
					INVOICE TOTAL:		37.51 *
					CHECK TOTAL:		749.03

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521640	OHARAM	MICHELE O'HARA					
	020216		02/02/16	01	PIANO LESSON INSTRUCTION	79-795-54-00-5462	1,008.00
					INVOICE TOTAL:		1,008.00 *
					CHECK TOTAL:		1,008.00
521641	OMALLEY	O'MALLEY WELDING & FABRICATING					
	16875		01/12/16	01	REPAIR WELDING ON SINK FOR	79-790-56-00-5640	380.00
				02	BRIDGE PARK CONSESSION	** COMMENT **	
					INVOICE TOTAL:		380.00 *
					CHECK TOTAL:		380.00
521642	ORRK	KATHLEEN FIELD ORR & ASSOC.					
	14900		02/03/16	01	MISC CITY LEGAL MATTERS	01-640-54-00-5456	4,660.06
				02	AUTUMN CREEK MATTERS	90-094-94-00-0011	585.00
				03	CALEDONIA MATTERS	90-091-91-00-0011	2,096.25
				04	GC HOUSING MATTERS	90-089-89-00-0011	5,196.75
				05	MEETINGS	01-640-54-00-5456	1,000.00
				06	PARKS LEGAL MATTERS	79-790-54-00-5466	68.25
				07	RAINTREE MATTERS	01-640-54-00-5456	487.50
				08	SILVER FOX MATTERS	01-640-54-00-5456	195.00
					INVOICE TOTAL:		14,288.81 *
					CHECK TOTAL:		14,288.81
521643	R0001593	OPERATING ENGINEERS APPRENTICE					
	2016		02/01/16	01	2016 EMPLOYEE TRAINING FEE	01-410-54-00-5412	1,920.00
				02	2016 EMPLOYEE TRAINING FEE	51-510-54-00-5412	1,920.00
				03	2016 EMPLOYEE TRAINING FEE	52-520-54-00-5412	960.00
				04	2016 EMPLOYEE TRAINING FEE	79-790-54-00-5412	1,920.00
					INVOICE TOTAL:		6,720.00 *
					CHECK TOTAL:		6,720.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521644	RICHTER P	PAUL J. RICHTER					
	013016		01/30/16	01	REFEREE	79-795-54-00-5462	75.00
					INVOICE TOTAL:		75.00 *
	020616		02/06/16	01	REFEREE	79-795-54-00-5462	75.00
					INVOICE TOTAL:		75.00 *
					CHECK TOTAL:		150.00
521645	RIETZR	ROBERT L. RIETZ JR.					
	013016		01/30/16	01	REFEREE	79-795-54-00-5462	175.00
					INVOICE TOTAL:		175.00 *
	020616		02/06/16	01	REFEREE	79-795-54-00-5462	175.00
					INVOICE TOTAL:		175.00 *
					CHECK TOTAL:		350.00
521646	RIVRVIEW	RIVERVIEW FORD					
	119990		01/27/16	01	STARTER MOTOR	79-790-56-00-5640	172.06
					INVOICE TOTAL:		172.06 *
					CHECK TOTAL:		172.06
521647	RUSSPOWE	RUSSO HARDWARE INC.					
	2878443		01/27/16	01	POLE PRUNERS	79-790-56-00-5630	470.00
				02	POLE PRUNERS	01-410-56-00-5630	470.00
					INVOICE TOTAL:		940.00 *
	2895513		02/09/16	01	AIR FILTERS	79-790-56-00-5640	76.88
					INVOICE TOTAL:		76.88 *
					CHECK TOTAL:		1,016.88

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521648	SAFESUPP	EMERGENT SAFETY SUPPLY					
	1902595368		01/29/16	01	9FT TRIPOD	52-520-56-00-5630	865.64
					INVOICE TOTAL:		865.64 *
					CHECK TOTAL:		865.64
521649	SECBLDR	SECURITY BUILDERS SUPPLY CO					
	233567		02/04/16	01	DOOR CLOSER FOR CITY HALL BACK	23-216-56-00-5656	280.00
				02	DOOR	** COMMENT **	
					INVOICE TOTAL:		280.00 *
					CHECK TOTAL:		280.00
521650	SECOND	SECOND CHANCE CARDIAC SOLUTION					
	16-0206T		02/07/16	01	BABYSITTER LESSONS AND SAFETY	79-795-54-00-5462	385.00
				02	TRAINING COURSE INSTRUCTION	** COMMENT **	
					INVOICE TOTAL:		385.00 *
					CHECK TOTAL:		385.00
521651	SPEEDWAY	SPEEDWAY					
	1001542438-0216		02/01/16	01	JANUARY 2016 GASOLINE	79-790-56-00-5695	465.38
				02	JANUARY 2016 GASOLINE	79-795-56-00-5695	64.71
				03	JANUARY 2016 GASOLINE	01-210-56-00-5695	3,331.27
				04	JANUARY 2016 GASOLINE	51-510-56-00-5695	305.38
				05	JANUARY 2016 GASOLINE	52-520-56-00-5695	305.38
				06	JANUARY 2016 GASOLINE	01-410-56-00-5695	305.38
				07	JANUARY 2016 GASOLINE	01-220-56-00-5695	21.75
					INVOICE TOTAL:		4,799.25 *
					CHECK TOTAL:		4,799.25
521652	SPEER	SPEER FINANCIAL, INC.					

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521652	SPEER	SPEER FINANCIAL, INC.					
	D11/15-30		01/28/16	01	2015 CONTINUING DISCLOSURE	01-120-54-00-5462	692.11
						INVOICE TOTAL:	692.11 *
						CHECK TOTAL:	692.11
521653	TRUAXG	GARY TRUAX					
	020616		02/06/16	01	REFEREE	79-795-54-00-5462	75.00
						INVOICE TOTAL:	75.00 *
						CHECK TOTAL:	75.00
521654	VITOSH	CHRISTINE M. VITOSH					
	CMV 1768		02/01/16	01	REZONING PUBLIC HEARING	90-089-89-00-0011	554.92
						INVOICE TOTAL:	554.92 *
						CHECK TOTAL:	554.92
521655	WAREHOUS	WAREHOUSE DIRECT					
	2956028-0		01/26/16	01	POCKET FILES, WRIST REST,	01-220-56-00-5610	93.27
				02	LEGAL PADS	** COMMENT **	
						INVOICE TOTAL:	93.27 *
	2956278-0		01/26/16	01	DISCS	01-210-56-00-5610	21.00
						INVOICE TOTAL:	21.00 *
	2957540-0		01/27/16	01	MOUSEPAD	01-220-56-00-5610	17.21
						INVOICE TOTAL:	17.21 *
						CHECK TOTAL:	131.48
521656	WEEKSB	WILLIAM WEEKS					

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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DATE: 02/16/16  
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UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

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521656	WEEKSB	WILLIAM WEEKS						
	020616		02/06/16	01	REFEREE	79-795-54-00-5462	75.00	
					INVOICE TOTAL:		75.00 *	
					CHECK TOTAL:			75.00
521657	WELDSTAR	WELDSTAR						
	01511149		01/24/16	01	CYLINDER	01-410-54-00-5485	7.75	
					INVOICE TOTAL:		7.75 *	
	01511524		01/26/16	01	STEEL SPOOL	01-410-56-00-5620	108.67	
					INVOICE TOTAL:		108.67 *	
					CHECK TOTAL:			116.42
521658	WOODHOUR	RICHARD WOODHOUSE						
	013016		01/30/16	01	REFEREE	79-795-54-00-5462	100.00	
					INVOICE TOTAL:		100.00 *	
	020616		02/06/16	01	REFEREE	79-795-54-00-5462	100.00	
					INVOICE TOTAL:		100.00 *	
					CHECK TOTAL:			200.00
521659	WTRPRD	WATER PRODUCTS, INC.						
	0264034		02/02/16	01	BAND REPAIR CLAMPS	51-510-56-00-5640	270.18	
					INVOICE TOTAL:		270.18 *	
					CHECK TOTAL:			270.18
521660	YBSD	YORKVILLE BRISTOL						
	022316SF		02/12/16	01	JANUARY 2016 SANITARY FEES	95-000-24-00-2450	258,661.08	
					INVOICE TOTAL:		258,661.08 *	
					CHECK TOTAL:			258,661.08

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521661	YBSD	YORKVILLE BRISTOL					
		0551-012292847	02/03/16	01	JAN 2016 TRANSPORT & TIPPING	51-510-54-00-5445	8,855.56
				02	FEES	** COMMENT **	
					INVOICE TOTAL:		8,855.56 *
					CHECK TOTAL:		8,855.56
521662	YORKACE	YORKVILLE ACE & RADIO SHACK					
		158838	01/21/16	01	CHAIN LOOP, SHARPEN SET	79-790-56-00-5640	38.98
					INVOICE TOTAL:		38.98 *
		158839	01/21/16	01	12" BAR STOOL	79-790-56-00-5640	33.99
					INVOICE TOTAL:		33.99 *
		158944	02/03/16	01	SCREWS	79-790-56-00-5640	6.00
					INVOICE TOTAL:		6.00 *
		158948	02/04/16	01	NUTS	79-790-56-00-5640	5.37
					INVOICE TOTAL:		5.37 *
		158950	02/04/16	01	BOLTS	79-790-56-00-5640	1.96
					INVOICE TOTAL:		1.96 *
					CHECK TOTAL:		86.30
521663	YORKSCHO	YORKVILLE SCHOOL DIST #115					
		013116-LC	01/19/16	01	NOV 2015-JAN 2016 LAND CASH	95-000-24-00-2453	26,876.04
					INVOICE TOTAL:		26,876.04 *
					CHECK TOTAL:		26,876.04
521664	YOUNGM	MARLYS J. YOUNG					
		011916	01/19/16	01	01/19/16 PUBLIC WORKS	01-110-54-00-5462	65.50

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

DATE: 02/16/16  
TIME: 11:51:20  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/23/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521664	YOUNGM	MARLYS J. YOUNG					
	011916		01/19/16	02	COMMITTEE MEETING MINUTES	** COMMENT ** INVOICE TOTAL:	65.50 *
	012016		02/10/16	01	01/20/16 ADMIN MEETING MINUTES	01-110-54-00-5462 INVOICE TOTAL:	56.25 56.25 *
						CHECK TOTAL:	121.75
						TOTAL AMOUNT PAID:	542,536.26



01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

DATE: 02/12/16  
TIME: 10:46:54  
ID: AP225000.CBL

UNITED CITY OF YORKVILLE  
MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900024	FNBO	FIRST NATIONAL BANK OMAHA			02/25/16		
	022516-A.SIMMONS	01/31/16	01	FIRST PLACE RENTAL#267511-1-		01-410-54-00-5485	79.52
			02	HAMMER DRILL RENTAL		** COMMENT **	
			03	NEOPOST-FEB-MAY POSTAGE		01-120-54-00-5485	74.85
			04	MACHINE RENTAL		** COMMENT **	
			05	COMCAST-12/30-01/29 INTERNET		01-110-54-00-5440	15.66
			06	COMCAST-12/30-01/29 INTERNET		01-220-54-00-5440	11.74
			07	COMCAST-12/30-01/29 INTERNET		01-120-54-00-5440	15.65
			08	COMCAST-12/30-01/29 INTERNET		79-790-54-00-5440	21.53
			09	COMCAST-12/30-01/29 INTERNET		01-210-54-00-5440	101.77
			10	COMCAST-12/30-01/29 INTERNET		79-795-54-00-5440	21.53
			11	COMCAST-12/30-01/29 INTERNET		52-520-54-00-5440	11.74
			12	COMCAST-12/30-01/29 INTERNET		01-410-54-00-5440	15.66
			13	COMCAST-12/30-01/29 INTERNET		51-510-54-00-5440	19.57
			14	KONICA-OCT-JAN COPIER LEASE		82-820-54-00-5462	245.82
			15	KONICA-OCT-JAN COPIER CHARGES		82-820-54-00-5462	9.72
			16	KONICA-DEC COPIER CHARGES		01-110-54-00-5430	112.40
			17	KONICA-DEC COPIER CHARGES		01-120-54-00-5430	37.48
			18	KONICA-DEC COPIER CHARGES		01-220-54-00-5430	70.19
			19	KONICA-DEC COPIER CHARGES		01-210-54-00-5430	109.39
			20	KONICA-DEC COPIER CHARGES		01-410-54-00-5462	2.17
			21	KONICA-DEC COPIER CHARGES		51-510-54-00-5430	2.17
			22	KONICA-DEC COPIER CHARGES		52-520-54-00-5430	2.17
			23	KONICA-DEC COPIER CHARGES		79-790-54-00-5462	17.93
			24	KONICA-DEC COPIER CHARGES		79-795-54-00-5462	17.93
			25	ADS-ANNUAL ALARM MONITORING		82-820-54-00-5462	827.40
						INVOICE TOTAL:	1,843.99 *
	022516-B.OLSEM	01/31/16	01	WIRELESS HEADSET		01-110-56-00-5610	144.95
			02	WAREHSE DRCT-CALENDAR		01-110-56-00-5610	11.59
			03	WAREHSE DRCT-TOILET BRUSH,		01-110-56-00-5610	12.66
			04	TOILET CLEANER. CLIPS		** COMMENT **	
			05	WAREHSE DRCT-RETURN CREDIT		01-110-56-00-5610	-1.70
			06	EXCEL 2 CLASS		01-110-54-00-5412	185.00
			07	WAREHSE DRCT-ADDING TAPE		01-110-56-00-5610	6.16
						INVOICE TOTAL:	358.66 *
	022516-B.OLSON	01/31/16	01	SURVEY MONKEY ANNUAL FEE		01-110-54-00-5460	204.00
			02	LOGITECH WIRELESS COMBO		01-110-56-00-5610	20.48
						INVOICE TOTAL:	224.48 *
	022516-B.REISINGER	01/31/16	01	SHAW MEDIA-HOLIDAY CELEBRATION		79-795-54-00-5426	626.00
			02	ADVERTISING		** COMMENT **	
			03	ARAMARK#1590294458-UNIFORMS		79-790-56-00-5600	95.31
			04	ARAMARK#1590303793-UNIFORMS		79-790-56-00-5600	47.55
			05	ARAMARK#1590313024-UNIFORMS		79-790-56-00-5600	107.67



DATE: 02/12/16  
 TIME: 10:46:54  
 ID: AP225000.CBL

UNITED CITY OF YORKVILLE  
 MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900024	FNBO	FIRST NATIONAL BANK OMAHA			02/25/16		
	022516-B.REISINGER	01/31/16	06	ARAMARK#1590322266-UNIFORMS		79-790-56-00-5600	126.66
			07	ARAMARK#1590331494-UNIFORMS		79-790-56-00-5600	114.53
			08	NRPA CPRP STUDY GUIDE		79-790-56-00-5620	52.86
			09	FIRST PLACE RENTAL#268552-1 -		79-790-54-00-5485	159.04
			10	TRNCHER RENTAL		** COMMENT **	
			11	ELECTRONIC FLIPPING BOOK		79-795-56-00-5635	399.00
			12	PUBLISHER BASIC		** COMMENT **	
			13	COMCAST 12/29-01/28 CABLE		79-790-54-00-5440	28.51
			14	COMCAST 12/29-01/28 PHONE		79-790-54-00-5440	54.55
			15	COMCAST 12/29-01/28 INTERNET		01-110-54-00-5440	5.33
			16	COMCAST 12/29-01/28 INTERNET		01-110-54-00-5440	4.00
			17	COMCAST 12/29-01/28 INTERNET		01-120-54-00-5440	5.33
			18	COMCAST 12/29-01/28 INTERNET		79-790-54-00-5440	7.32
			19	COMCAST 12/29-01/28 INTERNET		01-210-54-00-5440	34.62
			20	COMCAST 12/29-01/28 INTERNET		79-795-54-00-5440	7.32
			21	COMCAST 12/29-01/28 INTERNET		52-520-54-00-5440	4.00
			22	COMCAST 12/29-01/28 INTERNET		01-410-54-00-5440	5.33
			23	COMCAST 12/29-01/28 INTERNET		51-510-54-00-5440	6.65
			24	AT&T U-VERSE-128/24-01/23 TOWN		79-795-54-00-5480	52.00
			25	SQUARE PARK SIGN		** COMMENT **	
			26	FARREN#9366-SERVICE CALL TO		79-795-54-00-5495	300.00
			27	DETECT CO PRESENCE		** COMMENT **	
						INVOICE TOTAL:	2,243.58 *
	022516-C.HEINEN	01/31/16	01	APA 2016 NATIONAL PLANNING		01-220-54-00-5412	810.00
			02	CONFERENCE REGISTRATION		** COMMENT **	
						INVOICE TOTAL:	810.00 *
	022516-E.DHUSE	01/31/16	01	NAPA INV#126878-FLORMRKR,		01-410-56-00-5628	24.23
			02	V-BELT		** COMMENT **	
			03	NAPA INV#127348-STARTER FLUID		79-790-56-00-5640	3.49
			04	NAPA INV#127546-SOLENOID		01-410-56-00-5628	44.99
			05	NAPA INV#127781-WORK LAMP		01-410-56-00-5628	33.90
			06	NAPA INV#127767-FLORMRKRS		01-410-56-00-5628	69.98
			07	NAPA INV#127920-TAIL LAMPS		79-790-56-00-5640	6.72
			08	NAPA INV#128151-AIR FILTERS		79-790-56-00-5640	15.29
			09	NAPA INV#128149-AIR & OIL		79-790-56-00-5640	166.16
			10	FILTERS		** COMMENT **	
			11	ARAMARK#1590294455-UNIFORMS		01-410-56-00-5600	61.56
			12	ARAMARK#1590294455-UNIFORMS		51-510-56-00-5600	61.56
			13	ARAMARK#1590294455-UNIFORMS		52-520-56-00-5600	61.57
			14	ARAMARK#1590303791-UNIFORMS		52-520-56-00-5600	45.35
			15	ARAMARK#1590303791-UNIFORMS		51-510-56-00-5600	45.36
			16	ARAMARK#1590303791-UNIFORMS		01-410-56-00-5600	45.36
			17	ARAMARK#1590313021-UNIFORMS		01-410-56-00-5600	45.36

DATE: 02/12/16  
 TIME: 10:46:54  
 ID: AP225000.CBL

UNITED CITY OF YORKVILLE  
 MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900024	FNBO	FIRST NATIONAL BANK OMAHA			02/25/16		
	022516-E.DHUSE	01/31/16	18	ARAMARK#1590313021-UNIFORMS		51-510-56-00-5600	45.36
			19	ARAMARK#1590313021-UNIFORMS		52-520-56-00-5600	74.98
			20	NAPA INV#128591-WINTER DEFENSE		01-410-56-00-5628	23.98
			21	NAPA INV#128956-OIL FILTER		52-520-56-00-5628	5.33
			22	ARAMARK#1590322264-UNIFORMS		01-410-56-00-5600	45.28
			23	ARAMARK#1590322264-UNIFORMS		51-510-56-00-5600	45.27
			24	ARAMARK#1590322264-UNIFORMS		52-520-56-00-5600	45.27
			25	NAPA INV#128445-ANTIFREEZE		01-410-56-00-5628	9.79
			26	NAPA INV#127699-CIRCUIT		01-410-56-00-5628	57.48
			27	BREAKER, WIRE		** COMMENT **	
			28	NAPA INV#126834		01-410-56-00-5628	14.58
						INVOICE TOTAL:	1,098.20 *
	022516-J.DYON	01/31/16	01	TARGET-XMAS TREE, SOAP		01-110-56-00-5610	94.56
			02	SAMS-PAPER TOWEL, KLEENEX		01-110-56-00-5610	27.74
			03	WAREHSE DRCT-CALENDARS		01-110-56-00-5610	25.38
						INVOICE TOTAL:	147.68 *
	022516-K.BARKSDALE	01/31/16	01	APA 2016 NATIONAL PLANNING		01-220-54-00-5412	835.00
			02	CONFERENCE REGISTRATION		** COMMENT **	
						INVOICE TOTAL:	835.00 *
	022516-L.HILT	01/31/16	01	DAVE AUTO#23844-SQUAD REPAIR		01-210-54-00-5495	175.00
			02	DAVE AUTO#23853-SQUAD REPAIR		01-210-54-00-5495	50.00
			03	STREICHER-POLO SHIRTS, PANTS		01-210-56-00-5600	232.00
			04	VERIZON-JAN 2016 IN CAR UNITS		01-210-54-00-5440	418.15
			05	HANDHELD RADIO BATTERIES		01-210-56-00-5620	230.00
			06	OFFICE MAX-TAPE		01-210-56-00-5620	7.98
			07	GALLS-TACLITE GLOVES		01-210-56-00-5600	33.30
			08	ILACP ANNUAL CONFERENCE FOR 3		01-210-54-00-5412	1,080.00
			09	PEOPLE		** COMMENT **	
			10	GALLS-BOOTS		01-210-56-00-5600	79.80
			11	DAVE AUTO#23899-900-SQUAD		01-210-54-00-5495	1,254.00
			12	REPAIRS		** COMMENT **	
						INVOICE TOTAL:	3,560.23 *
	022516-M.PFISTER	01/31/16	01	TARGET-DORITOS, WIPES		82-820-56-00-5671	14.16
			02	TARGET-FILE TABS, GLUE STICKS,		82-820-56-00-5610	76.88
			03	PENCILS		** COMMENT **	
			04	OFFICE MAX-NOTECARDS, PENS,		82-820-56-00-5610	122.26
			05	CALENDAR		** COMMENT **	
			06	OFFICE MAX-USB, NOTES		82-820-56-00-5610	93.72
						INVOICE TOTAL:	307.02 *
	022516-N.DECKER	01/31/16	01	ACCURINT-DEC 2015 SEARCHES		01-210-54-00-5462	50.00

DATE: 02/12/16  
TIME: 10:46:54  
ID: AP225000.CBL

UNITED CITY OF YORKVILLE  
MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900024	FNBO	FIRST NATIONAL BANK OMAHA			02/25/16		
	022516-N.DECKER	01/31/16	02	MINER ELEC#258967-BACK SEAT		01-210-54-00-5495	95.00
			03	CAMERA REPAIR		** COMMENT **	
			04	NEW WORLD SYSTEMS CONFERENCE		01-210-54-00-5412	1,495.00
			05	REGISTRATION		** COMMENT **	
			06	CROWN POINT TECH-SKILLS		01-210-54-00-5462	440.00
			07	MANAGER ANNUAL SUPPORT &		** COMMENT **	
			08	MAINTENANCE		** COMMENT **	
			09	MINER ELEC#259236-VIDEO		01-210-54-00-5495	47.50
			10	DIAGNOSTIC		** COMMENT **	
			11	AT&T-12/25-01/24 SERVICE		01-210-54-00-5440	99.46
			12	MINER ELEC#259026-REAR VIDEO		01-210-54-00-5495	380.00
			13	REPAIR		** COMMENT **	
			14	COMCAST-01/08-02/07 CABLE		01-210-54-00-5440	4.27
			15	MINER ELEC#259263-MIC		01-210-54-00-5495	47.50
			16	DIAGNOSTIC		** COMMENT **	
			17	SHREDIT INV#9408884550-JAN		01-210-54-00-5462	127.57
			18	ON SITE SHREDDING		** COMMENT **	
			19	MINER ELEC#259122-INSTALLED		01-210-54-00-5495	400.00
			20	NEW PROVISION CAMERA		** COMMENT **	
				INVOICE TOTAL:			3,186.30 *
	022516-P.RATOS	01/31/16	01	REIMBURSED CHARGE DONE IN		01-000-24-00-2440	85.00
			02	ERROR		** COMMENT **	
			03	PUSHBUTTON LEVER LOCK		01-220-56-00-5620	302.00
			04	2015 INSPECTORS COLLECTION		01-220-56-00-5645	508.00
			05	BUILDING & FIRE CODE ACADEMY		01-220-54-00-5412	835.00
			06	TRAININGS		** COMMENT **	
			07	EXCEL LEVEL 3 CLASS		01-220-54-00-5412	234.00
			08	TACTICAL BOOTS-RATOS		01-220-56-00-5620	207.18
				INVOICE TOTAL:			2,171.18 *
	022516-R.FREDRICKSON	01/31/16	01	COMCAST-12/24-01/23 INTERNET		01-110-54-00-5440	29.24
			02	COMCAST-12/24-01/23 INTERNET		01-220-54-00-5440	21.93
			03	COMCAST-12/24-01/23 INTERNET		01-120-54-00-5440	29.24
			04	COMCAST-12/24-01/23 INTERNET		79-790-54-00-5440	40.20
			05	COMCAST-12/24-01/23 INTERNET		01-210-54-00-5440	190.02
			06	COMCAST-12/24-01/23 INTERNET		79-795-54-00-5440	40.20
			07	COMCAST-12/24-01/23 INTERNET		52-520-54-00-5440	21.93
			08	COMCAST-12/24-01/23 INTERNET		01-410-54-00-5440	29.24
			09	COMCAST-12/24-01/23 INTERNET		51-510-54-00-5440	139.40
			10	IGFOA 2016 DUES RENEWAL -		01-120-54-00-5460	250.00
			11	FREDRICKSON		** COMMENT **	
			12	VERIZON-DEC 2015 CELL PHONES		01-220-54-00-5440	217.74
			13	VERIZON-DEC 2015 CELL PHONES		01-210-54-00-5440	585.84
			14	VERIZON-DEC 2015 CELL PHONES		79-795-54-00-5440	119.82

DATE: 02/12/16  
TIME: 10:46:54  
ID: AP225000.CBL

UNITED CITY OF YORKVILLE  
MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900024	FNBO	FIRST NATIONAL BANK OMAHA			02/25/16		
	022516-R.FREDRICKSON	01/31/16	15	VERIZON-DEC 2015 CELL PHONES		51-510-54-00-5440	405.98
			16	VERIZON-DEC 2015 CELL PHONES		01-410-54-00-5440	92.59
			17	VERIZON-DEC 2015 CELL PHONES		52-520-54-00-5440	108.14
			18	NEWTEK MONTHLY WEB UPKEEP FEE		01-640-54-00-5450	15.95
			19	FRAUD AWARENESS SEMINAR		01-120-54-00-5412	40.00
			20	REGISTRATION-SIMMONS		** COMMENT **	
				INVOICE TOTAL:			2,377.46 *
	022516-R.HARMON	01/31/16	01	AMAZON-CLOROX WIPES, COLORED		79-795-56-00-5606	84.14
			02	PENCILS, MARBLE RUN		** COMMENT **	
			03	DISCOUNT SCHOOL SUPPLY-MATS		79-795-56-00-5606	77.63
			04	WALMART-PRESCHOOL SUPPLIES		79-795-56-00-5606	95.29
			05	HOBBY LOBBY-CRAFT SUPPLIES		79-795-56-00-5606	21.76
			06	TARGET-PLAYDOUGH, PUZZLES,		79-795-56-00-5606	41.52
			07	FLASH CARDS, SNACKS		** COMMENT **	
			08	PURE FUN SUPPLY-JUICE		79-795-56-00-5606	81.92
			09	STREAMERS, POSTERBOARD		79-795-56-00-5606	7.14
			10	TOILET BOWL CLEANER		79-795-56-00-5640	2.00
			11	MICHAELS-CRAFT SUPPLIES		79-795-56-00-5606	71.82
			12	AMAZON-HAND SANITIZER,		79-795-56-00-5606	82.25
			13	STICKERS, FEATHERS, FLASHLIGHT		** COMMENT **	
				INVOICE TOTAL:			565.47 *
	022516-R.HART	01/31/16	01	FBINNA MEMBERSHIP DUE RENEWAL		01-210-54-00-5460	95.00
				INVOICE TOTAL:			95.00 *
	022516-R.MIKOLASEK	01/31/16	01	FINANCIAL EXPLOITATION OF THE		01-210-54-00-5412	160.00
			02	ELDERLY TRAINING		** COMMENT **	
				INVOICE TOTAL:			160.00 *
	022516-R.WRIGHT	01/31/16	01	STATE & FEDERAL HR POSTERS		01-110-56-00-5610	21.37
			02	STATE & FEDERAL HR POSTERS		01-210-56-00-5610	21.37
			03	STATE & FEDERAL HR POSTERS		01-410-56-00-5620	7.11
			04	STATE & FEDERAL HR POSTERS		51-510-56-00-5620	7.12
			05	STATE & FEDERAL HR POSTERS		52-520-56-00-5620	7.12
			06	STATE & FEDERAL HR POSTERS		79-790-56-00-5610	21.37
			07	STATE & FEDERAL HR POSTERS		79-795-56-00-5610	21.37
			08	STATE & FEDERAL HR POSTERS		82-820-56-00-5610	21.37
			09	COMMUNITIES OF EXCELLANCE FALL		01-110-54-00-5412	695.00
			10	2015 TRAINING SERIES		** COMMENT **	
			11	COMMUNITIES OF EXCELLANCE FALL		01-120-54-00-5412	695.00
			12	2015 TRAINING SERIES		** COMMENT **	
			13	RUSH COPLEY#14053-NEW EMPLOYEE		01-210-54-00-5462	40.00
			14	TESTING		** COMMENT **	
			15	RUSH COPLEY#14053-NEW EMPLOYEE		79-795-54-00-5462	160.00

DATE: 02/12/16  
TIME: 10:46:54  
ID: AP225000.CBL

UNITED CITY OF YORKVILLE  
MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900024	FNBO	FIRST NATIONAL BANK OMAHA			02/25/16		
	022516-R.WRIGHT	01/31/16	16	TESTING		** COMMENT **	
			17	IAMMA REGIONAL LUNCH MEETING		01-110-54-00-5412	15.00
						INVOICE TOTAL:	1,733.20 *
	022516-S.AUGUSTINE	01/31/16	01	MICHAELS-CRAFT SUPPLIES		82-000-24-00-2480	102.32
						INVOICE TOTAL:	102.32 *
	022516-S.REDMON	01/31/16	01	POSTAGE		79-795-54-00-5452	11.82
			02	FOOD SERVICE MANAGERS		79-795-54-00-5412	130.00
			03	SANITATION CERTIFICATION		** COMMENT **	
						INVOICE TOTAL:	141.82 *
	022516-S.SLEEZER	01/31/16	01	GOOSE REPELLANT DOG DECOYS		79-790-56-00-5620	469.27
						INVOICE TOTAL:	469.27 *
	022516-T.HOULE	01/31/16	01	DIAPHRAM REPAIR KIT		79-790-56-00-5640	46.25
						INVOICE TOTAL:	46.25 *
	022516-T.KLINGEL	01/31/16	01	IACP ANNUAL MEMBERSHIP RENEWAL		01-210-54-00-5460	220.00
						INVOICE TOTAL:	220.00 *
	022516-T.KONEN	01/31/16	01	EXHAUST REPAIR		51-510-54-00-5490	120.00
			02	RIVERVIEW#FOCS365163-VEHICLE		51-510-54-00-5490	353.56
			03	REPAIR		** COMMENT **	
			04	AWWA MEMBERSHIP RENEWAL		51-510-54-00-5460	330.00
			05	YORK ACE#C61975-COUPLER,		51-510-56-00-5638	12.98
			06	SKIMMER HEAD		** COMMENT **	
			07	SES INV#19547-O RINGS, POPPET,		51-510-56-00-5638	332.39
			08	INJECTOR NOZZLE		** COMMENT **	
			09	HOME DEPO-GLASS TILE, WRAP		51-510-56-00-5640	98.62
			10	INSULATION		** COMMENT **	
			11	ILAWWA WATERCON CONFERENCE		51-510-54-00-5412	245.00
			12	REGISTRATION FOR 1 PERSON		** COMMENT **	
			13	GRAINGER-TUBING CUTTER, NO		51-510-56-00-5638	185.41
			14	RANGE CHART		** COMMENT **	
						INVOICE TOTAL:	1,677.96 *
	022516-T.NELSON	01/31/16	01	TARGET-FIRST AID WIPES		79-795-56-00-5606	3.87
						INVOICE TOTAL:	3.87 *
	022516-T.SOELKE	01/31/16	02	AUTO ZONE#075203-RING TEMINAL		01-410-56-00-5628	5.99
			03	SUNBELT-KEROSENE HEATER RENTAL		52-520-54-00-5485	437.55
			04	SUNBELT-RENTAL DEPOSIT CREDIT		52-520-54-00-5485	-218.95
						INVOICE TOTAL:	224.59 *
	022516-UCOY	01/31/16	01	ADVNC DISPSL-NOV 2015 SERVICE		01-540-54-00-5442	100,317.05

DATE: 02/12/16  
TIME: 10:46:54  
ID: AP225000.CBL

UNITED CITY OF YORKVILLE  
MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900024	FNBO	FIRST NATIONAL BANK OMAHA			02/25/16		
	022516-UCOY	01/31/16	02	ADVNC DISPSL-NOV 2015 SERVICE		01-540-54-00-5441	2,636.70
			03	ADVNC DISPSL-NOV 2015 SR		01-540-54-00-5441	215.05
			04	CIRCUIT BREAKER SERVICE		** COMMENT **	
			05	RIVRVW FORD#FOCS365363-REPAIR		79-790-54-00-5495	5,895.39
			06	SUSPENSION & BRAKES		** COMMENT **	
				INVOICE TOTAL:			109,064.19 *
				CHECK TOTAL:			133,667.72
				TOTAL AMOUNT PAID:			133,667.72



DATE: 02/01/16  
TIME: 10:48:59  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/01/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521399	R0001591	NOE & OSCAR FLETES					
	20150379-BUILD		01/29/16	01	873 N CARLY CR BUILD PROGRAM	23-000-24-00-2445	300.00
				02	873 N CARLY CR BUILD PROGRAM	25-000-24-21-2445	380.00
				03	873 N CARLY CR BUILD PROGRAM	51-000-24-00-2445	5,320.00
				04	873 N CARLY CR BUILD PROGRAM	52-000-24-00-2445	4,000.00
					INVOICE TOTAL:		10,000.00 *
					CHECK TOTAL:		10,000.00
					TOTAL AMOUNT PAID:		10,000.00



01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

DATE: 02/04/16  
TIME: 08:56:21  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/05/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521582	R0001592	STEPHEN & MIRELA WOLFORD					
	20150488-BUILD		01/13/16	01	1433 RUBY DR BUILD PROGRAM	23-000-24-00-2445	4,101.60
				02	1433 RUBY DR BUILD PROGRAM	25-000-24-20-2445	600.00
				03	1433 RUBY DR BUILD PROGRAM	25-000-24-21-2445	1,600.00
				04	1433 RUBY DR BUILD PROGRAM	25-000-24-22-2445	100.00
				05	1433 RUBY DR BUILD PROGRAM	42-000-24-00-2445	50.00
				06	1433 RUBY DR BUILD PROGRAM	51-000-24-00-2445	3,548.40
					INVOICE TOTAL:		10,000.00 *
					CHECK TOTAL:		10,000.00
					TOTAL AMOUNT PAID:		10,000.00



01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	



DATE: 02/08/16  
TIME: 09:21:45  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/08/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521583	LAYNE	LAYNE CHRISTENSEN COMPANY					
	89080002		01/18/16	01	WELL #8 REHABILITATION-PAY	51-510-60-00-6022	24,475.50
				02	REQUEST #1	** COMMENT **	
						INVOICE TOTAL:	24,475.50 *
						CHECK TOTAL:	24,475.50
						TOTAL AMOUNT PAID:	24,475.50



01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

DATE: 02/12/16  
TIME: 10:46:03  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/12/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521585	R0001594	ASTER & MARIA BENIN					
	20150489	BUILD	01/13/16	01	1458 SLATE BUILD PROGRAM	23-000-24-00-2445	4,101.60
				02	1458 SLATE BUILD PROGRAM	25-000-24-20-2445	600.00
				03	1458 SLATE BUILD PROGRAM	25-000-24-21-2445	1,600.00
				04	1458 SLATE BUILD PROGRAM	25-000-24-22-2445	100.00
				05	1458 SLATE BUILD PROGRAM	42-000-24-00-2445	50.00
				06	1458 SLATE BUILD PROGRAM	51-000-24-00-2445	3,548.40
					INVOICE TOTAL:		10,000.00 *
					CHECK TOTAL:		10,000.00
					TOTAL AMOUNT PAID:		10,000.00



DATE: 02/16/16  
TIME: 08:11:45  
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

CHECK DATE: 02/16/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521586	R0001595	STEVEN THOMAS & KELLY A KOVEN					
	20150448-BUILD	02/05/16	01	2478	WAVERLY CR BUILD PROGRAM	23-000-24-00-2445	3,135.60
			02	2478	WAVERLY CR BUILD PROGRAM	25-000-24-20-2445	300.00
			03	2478	WAVERLY CR BUILD PROGRAM	25-000-24-21-2445	900.00
			04	2478	WAVERLY CR BUILD PROGRAM	42-000-24-00-2445	50.00
			05	2478	WAVERLY CR BUILD PROGRAM	51-000-24-00-2445	870.00
					INVOICE TOTAL:		5,255.60 *
					CHECK TOTAL:		5,255.60
					TOTAL AMOUNT PAID:		5,255.60



01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	



## UNITED CITY OF YORKVILLE PAYROLL SUMMARY February 12, 2016

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
ADMINISTRATION	\$ 13,141.99	\$ -	13,141.99	\$ 1,380.24	\$ 933.82	\$ 15,456.05
FINANCE	8,329.63	-	8,329.63	917.33	646.32	9,893.28
POLICE	99,327.25	1,933.78	101,261.03	535.00	7,449.45	109,245.48
COMMUNITY DEV.	13,110.66	-	13,110.66	1,393.66	956.56	15,460.88
STREETS	13,582.56	67.10	13,649.66	1,412.67	1,007.86	16,070.19
WATER	14,521.74	1,598.49	16,120.23	1,689.67	1,176.31	18,986.21
SEWER	8,493.42	-	8,493.42	918.80	645.77	10,057.99
PARKS	14,345.79	-	14,345.79	1,524.96	1,065.12	16,935.87
RECREATION	12,047.48	-	12,047.48	1,059.79	902.87	14,010.14
LIBRARY	15,578.45	-	15,578.45	826.62	1,166.15	17,571.22
<b>TOTALS</b>	<b>\$ 212,478.97</b>	<b>\$ 3,599.37</b>	<b>\$ 216,078.34</b>	<b>\$ 11,658.74</b>	<b>\$ 15,950.23</b>	<b>\$ 243,687.31</b>
<b>TOTAL PAYROLL</b>						<b>\$ 243,687.31</b>



## UNITED CITY OF YORKVILLE

### BILL LIST SUMMARY

Tuesday, February 23, 2016

#### ACCOUNTS PAYABLE

#### DATE

City Check Register ( <i>Pages 1 - 26</i> )	02/23/2016	542,536.26
City MasterCard Bill Register ( <i>Pages 27 - 33</i> )	02/25/2016	133,667.72

<b>SUB-TOTAL:</b>		<b>\$676,203.98</b>
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#### OTHER PAYABLES

Manual Check#521399 - Feltes BUILD Check ( <i>Page 34</i> )	02/01/2016	10,000.00
Manual Check#521582 - Wolford BUILD Check ( <i>Page 35</i> )	02/05/2016	10,000.00
Manual Check#521583 - Layne Christensen Co.-Well#8 Rehab( <i>Page 36</i> )	02/08/2016	24,475.50
Manual Check521585 - Benin BUILD Check ( <i>Page 37</i> )	02/12/2016	10,000.00
Manual Check#521586 - Thormas/Koven BUILD Check ( <i>Page 38</i> )	02/16/2016	5,255.60

<b>SUB-TOTAL:</b>		<b>\$59,731.10</b>
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#### PAYROLL

Bi - Weekly ( <i>Page39</i> )	02/12/2016	243,687.31
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<b>SUB-TOTAL:</b>		<b>\$243,687.31</b>
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<b>TOTAL DISBURSEMENTS:</b>		<b>\$979,622.39</b>
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Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input checked="" 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

Mayor #1

Tracking Number

CC 2016-11

### Agenda Item Summary Memo

**Title:** Ordinances Abating Special Service Area Taxes for Special Service Area Numbers 2005-108 and 2005-109

**Meeting and Date:** City Council – January 23, 2016

**Synopsis:** See attached memo.

### Council Action Previously Taken:

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

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

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Rob Fredrickson Finance  
Name Department

### Agenda Item Notes:

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# Memorandum

**To:** City Council

**From:** Rob Fredrickson, Finance Director

**Date:** February 18, 2016

**Subject:** SSA 2005-108 & SSA 2005-109 – Amended Tax Abatements

The table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Autumn Creek Special Service Area (2005-108), as shown on page 4 of the revised Administration Report prepared by the City's SSA consultant, David Taussig & Associates. Please note that the table has been revised to show the amended 2015 levy amount (shaded) to be levied as a result of the Autumn Creek & Bristol Bay bond refinancing approved by City Council at the February 9<sup>th</sup> meeting.

## Special Service No. 2005-108 (Autumn Creek)

<u>Tax Classification</u>	<u>2015 Levy (Amended)</u>	<u>2015 Levy (Original)</u>	<u>2014 Levy</u>	<u>% Change</u>	<u>% Change (Amended)</u>
<b>Maximum Parcel Amount</b>					
Single Family	\$ 2,252.00	\$ 2,252.00	\$ 2,219.00	1.49%	1.49%
Townhome	\$ 1,915.00	\$ 1,915.00	\$ 1,887.00	1.48%	1.48%
<b>Extended Parcel Amounts</b>					
Single Family	\$ 1,686.68	\$ 2,002.28	\$ 2,006.44	-0.21%	-15.94%
Townhome	\$ 1,434.28	\$ 1,702.66	\$ 1,706.24	-0.21%	-15.94%

As noted above, the amended (actual) 2015 tax levy amounts will decrease by approximately 16% for both single family and townhome parcels in comparison with the previous year. Furthermore due to the bond refunding, Autumn Creek residents will save an additional \$316 (single family) and \$268 (townhome) in comparison to the original 2015 extended amounts. Taken in the aggregate, these parcels will yield special service area property taxes totaling \$777,138.96 (out of a maximum amount of \$1,207,954.00 – with \$285,401.08 being abated previously and an additional \$145,413.96 being abated as a result of the bond refunding).

The table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Bristol Bay Special Service Area (2005-109), as shown on page 5 of the Administration Report prepared by the City's SSA consultant, David Taussig & Associates. Please note that the table has been revised to show the amended 2015 levy amount (shaded) to be levied as a result of the Autumn Creek & Bristol Bay bond refinancing approved by City Council at the February 9<sup>th</sup> meeting.

**Special Service No. 2005-109 (Bristol Bay)**

<u>Tax Classification</u>	<u>2015 Levy (Amended)</u>	<u>2015 Levy (Original)</u>	<u>2014 Levy</u>	<u>% Change</u>	<u>% Change (Amended)</u>
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<b>Maximum Parcel Amount - First Series</b>					
Single Family	\$ 2,432.00	\$ 2,432.00	\$ 2,396.00	1.50%	1.50%
Townhome	\$ 1,971.00	\$ 1,971.00	\$ 1,942.00	1.49%	1.49%
Condominium	\$ 1,661.00	\$ 1,661.00	\$ 1,636.00	1.53%	1.53%

<b>Extended Parcel Amounts - First Series</b>					
Single Family	\$ 1,870.10	\$ 2,155.66	\$ 2,121.33	1.62%	-11.84%
Townhome	\$ 1,515.62	\$ 1,747.04	\$ 1,718.78	1.64%	-11.82%
Condominium	\$ 1,277.24	\$ 1,472.26	\$ 1,448.34	1.65%	-11.81%

As noted above, the amended (actual) 2015 tax levy amounts will decrease by approximately 12% for single family, townhome and condominium parcels in comparison with the previous year. Furthermore due to the bond refunding, Bristol Bay residents will save an additional \$286 (single family), \$231 (townhome) and \$195 (condominium) in comparison to the original 2015 extended amounts. Taken in the aggregate, these parcels will yield special service area property taxes totaling \$1,175,497.70 (out of a maximum amount of \$3,376,950.00 – with \$2,021,963.08 being abated previously and an additional \$179,489.22 being abated as a result of the bond refunding).

It is the recommendation of staff that the SSA abatement ordinance be approved to include the additional abatement amounts made possible by the bond refunding. Both the ordinance and revised Autumn Creek & Bristol Bay SSA Administration Reports have been attached for your review and consideration.



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

**ORDINANCE NO. 2016-\_\_\_\_\_**

**AN ORDINANCE ABATING SPECIAL SERVICE AREA TAXES  
FOR SPECIAL SERVICE AREA NUMBERS 2005-108 AND 2005-109**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY  
OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. It is found and declared by the Mayor and City Council of the United City  
of Yorkville, Kendall County, Illinois (the “City”), as follows:

(a) The City Council adopted Ordinance No. 2006-26 on March 28, 2006 (the  
“Autumn Creek 2006 Bond Ordinance”) pursuant to which: (i) the City issued \$14,980,000  
principal amount of Special Service Area Number 2005-108 Special Tax Bonds, Series 2006  
(Autumn Creek Project) (the “Autumn Creek 2006 Bonds”), of the United City of Yorkville, for  
the purpose of paying for the costs of certain improvements benefiting the Special Service Area  
Number 2005-108 (the “SSA 2005-108 Area”); and (ii) provided for the levy of a Special Tax  
upon all taxable property within the SSA 2005-108 Area sufficient to pay the principal of the  
Autumn Creek 2006 Bonds for each year at maturity or mandatory sinking fund redemption  
dates and to pay interest and administrative expenses of the SSA 2005-108 Area for each such  
year.

(b) The City Council adopted Ordinance No. 2006-18 on March 14, 2006 (the  
“Bristol Bay 2006 Bond Ordinance”) pursuant to which: (i) the City issued \$19,000,000  
principal amount of Special Service Area Number 2005-109 Special Tax Bonds, Series 2006  
(Bristol Bay I Project) (the “Bristol Bay 2006 Bonds”), of the United City of Yorkville, for the  
purpose of paying for the costs of certain improvements benefiting the Special Service Area

Number 2005-109 (the “SSA 2005-109 Area”); and (ii) provided for the levy of a Special Tax upon all taxable property within the SSA 2005-109 Area sufficient to pay the principal of the Bristol Bay 2006 Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and administrative expenses of the SSA 2005-109 Area for each such year.

(c) The City anticipates issuing its Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (the “Series 2016 Bonds”) pursuant to which the City will refund and defease the entire outstanding principal amount of the Autumn Creek 2006 Bonds and the Bristol Bay 2006 Bonds. Ordinance No. 2016-08 (the “Series 2016 Bond Ordinance”) of the City, pursuant to which the Series 2016 Bonds will be issued, provided for a separate levy for payment of debt service on the Series 2016 Bonds and directed the City to adopt and file an abatement ordinance partially abating the levy of taxes for levy years 2015 and later, to be effective upon the issuance of the Series 2016 Bonds.

SECTION 2. There is hereby abated all taxes levied pursuant to the Autumn Creek 2006 Bond Ordinance (Ordinance No. 2006-26) for levy years 2016 through and including levy year 2034. There is hereby further abated \$145,413.96 of Special Taxes levied pursuant to the Autumn Creek Bond Ordinance (Ordinance No. 2006-26) of Special Taxes levied for levy year 2015 resulting in a 2015 calendar year net levy in the amount of \$777,138.96 which was calculated in accordance with the amended Special Tax Roll and Report prepared by David Taussig & Associates, Inc. The amended Special Tax Roll set forth in Exhibit A-1 hereto is hereby approved.

SECTION 3. There is hereby abated all taxes levied pursuant to the Bristol Bay 2006 Bond Ordinance (Ordinance No. 2006-18) for levy years 2016 through and including levy year 2034. There is hereby further abated \$179,489.22 of Special Taxes levied pursuant to the Bristol

Bay Bond Ordinance (Ordinance No. 2006-18) of Special Taxes levied for levy year 2015 resulting in a 2015 calendar year net levy in the amount of \$1,175,497.70 which was calculated in accordance with the amended Special Tax Roll and Report prepared by David Taussig & Associates, Inc. The amended Special Tax Roll set forth in Exhibit A-2 hereto is hereby approved.

SECTION 4. It is the duty of the County Clerk of Kendall County to abate those taxes as provided in Sections 2 and 3 of this Ordinance and the amended Levy Year 2015 Special Tax Rolls attached hereto (the “Amended Special Tax Rolls”).

SECTION 5. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this ordinance are repealed to the extent of such conflict. The City Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be in full force and effect only at such time as the Series 2016 Bonds have been issued and the Prior Bonds legally defeased and after passage and publication as provided by law. The City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk of Kendall County promptly after issuance of the Series 2016 Bonds.

SECTION 6. A copy of this Ordinance, including the Amended Special Tax Rolls, shall be filed with the County Clerk of Kendall County and with the Recorder of Deeds of Kendall County. The County Clerk of Kendall County is hereby directed to extend the Special Taxes in accordance with the Amended Special Tax Rolls.

Passed this \_\_\_\_ day of \_\_\_\_\_, 2016

AYES: \_\_\_\_\_

NAYS \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

Approved this \_\_\_\_ day of February, 2016.

\_\_\_\_\_  
Mayor

ATTEST:

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

**EXHIBIT**

A - 1

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***UNITED CITY OF YORKVILLE SSA No. 2005-108***

***2015 AMENDED SPECIAL TAX ROLL***

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United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
02-15-376-003	326		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-004	327		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-005	328		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-006	329		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-007	330		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-008	331		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-009	332		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-010	333		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-011	334		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-012	335		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-014	338		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-015	339		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-016	340		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-017	341		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-018	342		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-019	343		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-020	344		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-021	345		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-022	346		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-023	347		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-024	348		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-025	352		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-026	353		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-027	354		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-103-003	325		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-103-004	324		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-103-005	323		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-009	321		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-010	320		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-011	319		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-012	318		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-013	317		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-014	316		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-015	315		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-016	314		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-017	313		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-018	312		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-019	311		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-020	310		SFD	1	\$2,252.00	\$565.32	\$1,686.68

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-126-021	309		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-002	381		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-003	380		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-004	379		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-005	378		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-006	377		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-007	376		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-008	375		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-009	374		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-010	387		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-011	386		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-012	385		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-013	384		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-014	383		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-015	382		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-128-001	349		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-128-002	350		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-128-003	351		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-001	355		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-002	356		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-003	357		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-004	358		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-005	359		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-006	360		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-007	361		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-008	362		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-009	363		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-010	364		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-011	365		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-012	366		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-013	367		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-014	368		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-015	369		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-016	370		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-017	371		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-018	372		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-001	292		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-002	293		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-003	294		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-004	295		SFD	1	\$2,252.00	\$565.32	\$1,686.68

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-173-005	296		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-006	297		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-007	298		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-008	299		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-009	300		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-010	301		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-011	302		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-012	303		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-013	304		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-014	305		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-015	306		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-016	307		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-001	250		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-002	251		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-003	252		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-004	253		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-005	254		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-006	255		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-007	256		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-008	257		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-009	258		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-010	259		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-011	260		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-012	261		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-013	262		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-014	263		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-015	264		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-003	266		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-004	267		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-005	268		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-006	269		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-007	270		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-008	271		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-009	272		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-010	273		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-011	274		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-012	275		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-013	276		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-014	277		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-015	278		SFD	1	\$2,252.00	\$565.32	\$1,686.68



United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-175-016	279		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-017	280		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-018	281		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-019	282		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-020	283		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-021	284		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-022	285		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-023	286		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-024	287		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-025	288		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-026	289		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-027	290		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-028	291		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-008	231		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-009	232		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-010	233		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-011	234		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-012	235		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-013	236		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-014	237		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-015	238		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-016	239		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-017	240		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-019	242		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-020	243		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-021	244		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-022	245		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-023	246		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-024	247		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-025	248		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-177-001	131		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-177-002	130		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-177-003	129		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-177-004	128		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-177-005	127		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-178-001	2		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-178-002	3		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-002	4		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-003	5		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-004	6		SFD	1	\$2,252.00	\$565.32	\$1,686.68

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-254-005	7		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-006	8		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-007	9		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-008	10		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-009	11		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-010	12		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-012	14		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-001	126		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-002	125		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-003	124		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-004	123		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-006	121		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-007	120		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-008	119		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-009	118		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-010	117		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-011	116		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-012	115		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-013	114		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-032	13		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-033	14		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-034	15		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-035	16		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-036	17		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-037	18		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-038	19		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-039	20		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-040	21		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-041	22		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-042	23		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-043	24		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-044	25		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-045	26		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-046	27		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-047	28		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-048	29		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-049	30		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-050	31		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-051	32		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-052	33		SFD	1	\$2,252.00	\$565.32	\$1,686.68

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-255-053	34		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-001	15		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-002	16		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-003	17		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-005	19		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-006	20		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-007	21		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-008	22		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-009	23		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-010	24		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-011	25		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-012	26		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-001	113		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-011	170		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-012	169		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-014	167		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-015	166		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-016	165		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-017	164		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-018	163		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-019	162		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-020	111		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-021	112		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-023	1		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-024	2		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-025	3		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-026	4		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-027	5		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-028	6		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-029	7		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-031	9		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-032	10		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-001	110		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-002	186		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-003	185		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-004	184		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-005	183		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-006	182		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-007	181		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-009	179		SFD	1	\$2,252.00	\$565.32	\$1,686.68

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-258-010	192		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-011	191		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-012	190		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-013	189		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-014	188		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-015	187		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-016	109		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-259-001	91		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-001	27		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-002	28		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-003	29		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-004	30		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-005	31		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-006	32		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-007	33		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-008	34		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-009	35		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-010	36		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-011	37		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-277-002	107		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-277-003	106		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-277-004	105		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-277-005	104		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-277-006	93		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-277-007	92		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-352-004	173		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-352-006	171		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-353-001	178		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-353-003	176		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-353-005	197		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-353-006	196		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-353-007	195		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-353-008	194		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-353-009	193		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-001	90		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-002	89		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-003	88		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-004	198		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-005	199		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-006	200		SFD	1	\$2,252.00	\$565.32	\$1,686.68

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-354-007	201		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-008	202		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-009	78		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-010	79		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-011	80		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-358-001	77		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-478-001	87		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-478-002	86		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-478-003	85		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-478-004	84		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-478-005	83		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-478-006	82		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-478-007	81		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-001	76		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-002	75		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-003	74		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-004	73		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-005	72		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-006	71		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-007	70		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-008	69		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-009	68		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-010	67		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-011	66		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-001	94		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-002	95		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-003	96		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-004	97		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-005	98		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-006	99		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-007	100		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-008	101		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-009	102		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-010	103		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-001	38		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-002	39		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-003	40		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-004	41		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-005	42		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-006	43		SFD	1	\$2,252.00	\$565.32	\$1,686.68

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-481-007	44		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-008	45		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-009	46		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-010	47		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-011	48		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-012	49		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-013	50		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-014	51		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-015	52		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-016	53		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-017	54		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-018	55		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-019	56		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-020	57		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-021	58		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-022	59		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-023	60		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-024	61		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-025	62		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-026	63		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-027	64		SFD	1	\$2,252.00	\$565.32	\$1,686.68
Subtotal				340	\$765,680.00	\$192,208.80	\$573,471.20
Townhome Property							
02-22-230-004	227	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-005	227	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-006	227	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-007	227	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-008	227	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-010	226	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-011	226	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-012	226	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-013	226	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-014	226	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-003	149	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-004	149	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-005	149	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-006	149	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-007	149	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-008	149	6	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-010	150	1	THM	1	\$1,915.00	\$480.72	\$1,434.28

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-351-011	150	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-012	150	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-013	150	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-014	150	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-015	150	6	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-007	151	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-008	151	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-009	151	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-010	151	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-012	152	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-013	152	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-014	152	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-015	152	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-001	222		THM	5	\$9,575.00	\$2,403.60	\$7,171.40
02-22-355-002	223		THM	5	\$9,575.00	\$2,403.60	\$7,171.40
02-22-355-005	225	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-006	225	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-007	225	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-008	225	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-009	225	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-011	224	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-012	224	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-013	224	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-014	224	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-015	224	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-009	218	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-010	218	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-011	218	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-012	218	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-013	218	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-014	218	6	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-016	217	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-017	217	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-018	217	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-019	217	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-020	217	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-021	217	6	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-023	216	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-024	216	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-025	216	3	THM	1	\$1,915.00	\$480.72	\$1,434.28

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-356-026	216	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-027	216	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-029	215	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-030	215	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-031	215	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-032	215	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-033	215	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-036	214	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-038	214	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-042	220	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-043	220	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-044	220	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-045	220	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-046	220	6	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-048	219	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-049	219	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-050	219	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-051	219	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-052	219	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-053	219	6	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-055	221	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-056	221	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-057	221	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-058	221	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-011	203		THM	5	\$9,575.00	\$2,403.60	\$7,171.40
02-22-357-012	204	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-013	204	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-014	204	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-015	204	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-016	204	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-018	206	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-019	206	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-020	206	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-021	206	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-022	206	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-024	205	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-025	205	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-026	205	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-027	205	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-028	205	5	THM	1	\$1,915.00	\$480.72	\$1,434.28



United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-357-030	207	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-031	207	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-032	207	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-033	207	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-034	207	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-036	208	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-037	208	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-038	208	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-039	208	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-040	208	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-042	209	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-043	209	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-044	209	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-045	209	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-046	209	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-048	210	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-049	210	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-050	210	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-051	210	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-052	210	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-054	211	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-055	211	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-056	211	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-057	211	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-058	211	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-059	211	6	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-062	212	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-063	212	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-064	212	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-065	212	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-069	213	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-070	213	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-071	213	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
Subtotal				142	\$271,930.00	\$68,262.24	\$203,667.76
Prepaid Single Family Property							
02-22-254-011	13		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00
02-22-255-005	122		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00
02-22-257-013	168		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00
02-22-277-001	108		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00
02-22-352-003	174		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-352-005	172		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00
02-22-353-002	177		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00
02-22-353-004	175		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00
			Subtotal	8	\$18,016.00	\$18,016.00	\$0.00
Prepaid Townhome Property							
02-22-356-035	214	1	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
02-22-356-037	214	3	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
02-22-356-039	214	5	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
02-22-356-041	220	1	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
02-22-357-061	212	1	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
02-22-357-066	212	6	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
02-22-357-068	213	1	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
02-22-357-072	213	5	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
99-99-999-999	221	L	PREPAYT	76	\$137,008.00	\$137,008.00	\$0.00
			Subtotal	84	\$152,328.00	\$152,328.00	\$0.00
			GRAND TOTALS	574	\$1,207,954.00	\$430,815.04	\$777,138.96
				(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)

**EXHIBIT**

A - 2

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***UNITED CITY OF YORKVILLE SSA No. 2005-109***

***2015 AMENDED SPECIAL TAX ROLL***

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United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

				2015 Special Tax Levy		
PIN	Lot	Land Use	# of Units	Original Amount Levied	Amount to be Abated	Amount to be Collected
First Series - Single Family Property						
02-04-328-027	1240	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-028	1239	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-029	1238	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-030	1237	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-031	1236	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-032	1235	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-033	1234	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-034	1233	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-035	1232	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-036	1231	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-037	1230	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-038	1229	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-039	1228	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-040	1227	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-041	1226	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-042	1225	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-332-001	1210	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-332-002	1211	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-332-003	1212	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-001	1253	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-002	1252	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-003	1251	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-004	1250	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-005	1245	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-006	1244	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-007	1243	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-008	1242	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-009	1241	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-002	1213	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-003	1214	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-004	1215	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-005	1216	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-006	1217	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-007	1218	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-008	1219	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-009	1220	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-010	1221	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-011	1222	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-012	1223	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-013	1224	SFD	1	\$2,432.00	\$561.90	\$1,870.10

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-405-001	1249	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-405-002	1248	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-405-003	1247	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-405-004	1246	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-003	1093	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-004	1094	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-005	1095	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-006	1096	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-007	1097	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-008	1098	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-009	1099	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-010	1100	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-011	1101	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-002	1092	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-003	1091	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-004	1090	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-005	1089	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-006	1088	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-007	1087	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-008	1086	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-009	1085	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-010	1084	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-001	1131	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-002	1132	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-003	1133	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-004	1134	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-005	1135	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-006	1136	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-007	1137	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-008	1138	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-009	1123	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-010	1124	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-011	1125	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-012	1126	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-013	1127	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-014	1128	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-015	1129	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-016	1130	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-002	977	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-003	978	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-004	979	SFD	1	\$2,432.00	\$561.90	\$1,870.10

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-409-005	980	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-006	981	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-007	982	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-008	983	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-009	984	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-010	985	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-011	986	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-001	1012	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-002	1013	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-003	1014	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-004	1015	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-005	1016	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-006	1017	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-007	1018	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-008	1019	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-009	1023	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-010	1024	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-011	1025	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-012	1026	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-013	1027	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-001	1011	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-002	1010	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-003	1009	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-004	1008	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-005	1007	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-006	1006	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-007	1005	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-008	1004	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-009	1003	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-010	1002	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-011	1001	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-012	1000	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-013	999	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-014	998	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-425-001	1102	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-425-002	1103	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-425-003	1104	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-425-004	1105	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-001	1116	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-002	1117	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-003	1118	SFD	1	\$2,432.00	\$561.90	\$1,870.10

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-426-004	1119	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-005	1120	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-006	1121	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-007	1122	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-008	1106	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-009	1107	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-010	1108	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-011	1109	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-012	1110	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-013	1111	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-014	1112	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-015	1113	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-016	1114	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-017	1115	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-002	1028	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-003	1029	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-004	1030	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-005	1031	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-006	1032	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-007	1033	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-008	1034	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-009	1035	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-010	1036	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-011	1037	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-012	1038	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-014	1039	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-015	1040	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-016	1041	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-001	987	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-002	988	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-003	989	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-004	990	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-005	991	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-006	992	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-007	993	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-008	994	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-010	996	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-011	997	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-430-001	1022	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-430-002	1021	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-430-003	1020	SFD	1	\$2,432.00	\$561.90	\$1,870.10

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-452-001	1163	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-002	1162	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-003	1161	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-004	1160	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-005	1159	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-006	1158	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-007	1157	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-008	1156	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-009	1147	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-010	1146	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-011	1145	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-012	1144	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-013	1143	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-014	1142	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-015	1141	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-016	1140	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-017	1139	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-001	1209	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-002	1208	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-003	1207	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-004	1206	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-005	1205	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-006	1204	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-007	1203	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-008	1202	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-454-001	1083	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-454-002	1082	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-454-003	1081	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-454-004	1080	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-454-005	1079	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-454-006	1078	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-001	1155	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-002	1154	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-003	1148	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-004	1149	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-005	1150	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-006	1151	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-007	1152	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-008	1153	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-477-001	1197	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-477-002	1198	SFD	1	\$2,432.00	\$561.90	\$1,870.10



United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-477-003	1199	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-477-004	1200	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-477-005	1201	SFD	1	\$2,432.00	\$561.90	\$1,870.10
		Subtotal	207	\$503,424.00	\$116,313.30	\$387,110.70
First Series - Townhome Property						
02-04-325-002	421	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-003	422	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-004	423	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-005	424	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-007	420	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-008	419	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-009	418	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-010	417	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-012	413	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-013	414	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-014	415	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-015	416	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-017	412	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-018	411	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-019	410	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-020	409	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-022	405	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-023	406	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-024	407	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-025	408	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-027	404	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-028	403	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-029	402	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-030	401	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-032	397	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-033	389	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-034	399	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-035	400	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-037	396	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-038	395	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-039	394	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-040	393	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-042	392	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-043	391	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-044	390	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-045	389	THM	1	\$1,971.00	\$455.38	\$1,515.62

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-325-047	388	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-048	387	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-049	386	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-050	385	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-051	384	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-052	383	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-054	382	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-055	381	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-056	380	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-057	379	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-059	375	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-060	376	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-061	377	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-062	378	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-064	374	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-065	373	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-066	372	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-067	371	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-002	313	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-003	314	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-004	315	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-005	316	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-006	317	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-007	318	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-009	319	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-010	320	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-011	321	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-012	322	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-013	323	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-014	324	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-016	325	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-017	326	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-018	327	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-019	328	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-021	329	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-022	330	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-023	331	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-024	332	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-026	333	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-027	334	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-028	335	THM	1	\$1,971.00	\$455.38	\$1,515.62

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-326-029	336	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-030	337	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-031	338	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-033	339	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-034	340	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-035	341	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-036	342	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-038	346	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-039	345	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-040	344	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-041	343	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-043	350	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-044	349	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-045	348	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-046	347	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-002	430	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-003	429	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-004	428	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-005	427	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-006	426	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-007	425	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-009	431	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-010	432	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-011	433	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-012	434	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-013	435	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-014	436	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-016	437	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-017	438	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-018	439	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-019	440	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-020	441	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-021	442	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-023	446	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-024	445	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-025	444	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-026	443	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-028	450	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-029	449	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-030	448	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-031	447	THM	1	\$1,971.00	\$455.38	\$1,515.62

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-327-033	454	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-034	453	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-035	452	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-036	451	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-002	351	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-003	352	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-004	353	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-005	354	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-007	355	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-008	356	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-009	357	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-010	358	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-012	359	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-013	360	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-014	361	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-015	362	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-017	363	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-018	364	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-019	365	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-020	366	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-022	367	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-023	368	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-024	369	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-025	370	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-002	175	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-003	176	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-004	177	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-005	178	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-006	179	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-007	180	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-009	181	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-010	182	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-011	183	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-012	184	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-013	185	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-014	186	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-016	187	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-017	188	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-018	189	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-019	190	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-021	191	THM	1	\$1,971.00	\$455.38	\$1,515.62

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-329-022	192	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-023	193	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-024	194	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-025	195	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-026	196	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-028	197	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-029	198	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-030	199	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-031	200	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-033	201	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-034	202	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-035	203	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-036	204	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-038	205	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-039	206	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-040	207	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-041	208	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-043	209	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-044	210	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-045	211	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-046	212	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-048	213	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-049	214	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-050	215	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-051	216	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-002	312	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-003	311	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-004	310	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-005	309	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-006	308	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-007	307	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-009	275	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-010	276	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-011	277	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-012	278	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-014	279	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-015	263	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-016	262	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-017	261	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-018	283	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-019	284	THM	1	\$1,971.00	\$455.38	\$1,515.62

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-330-021	303	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-022	304	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-023	305	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-024	306	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-002	274	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-003	273	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-004	272	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-005	271	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-007	270	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-008	269	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-009	268	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-010	267	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-011	266	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-012	265	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-014	264	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-015	263	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-016	262	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-017	261	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-002	217	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-003	218	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-004	219	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-005	220	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-007	221	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-008	222	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-009	223	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-010	224	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-012	225	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-013	226	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-014	227	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-015	228	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-017	229	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-018	230	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-019	231	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-020	232	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-002	285	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-003	286	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-004	287	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-005	288	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-007	289	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-008	290	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-009	291	THM	1	\$1,971.00	\$455.38	\$1,515.62

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-402-010	292	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-012	293	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-013	294	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-014	295	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-015	296	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-016	297	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-017	298	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-019	299	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-020	300	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-021	301	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-022	302	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-002	233	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-003	234	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-004	235	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-005	236	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-006	237	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-007	238	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-009	239	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-010	240	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-011	241	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-012	242	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-014	243	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-015	244	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-016	245	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-017	246	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-019	247	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-020	248	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-021	249	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-022	250	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-024	251	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-025	252	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-026	253	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-027	254	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-029	255	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-030	256	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-031	257	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-032	258	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-033	259	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-034	260	THM	1	\$1,971.00	\$455.38	\$1,515.62
Subtotal			280	\$551,880.00	\$127,506.40	\$424,373.60

First Series - Condominium Property

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-018	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-019	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-020	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-021	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-022	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-023	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-024	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-025	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-026	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-027	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-028	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-029	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-030	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-031	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-032	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-033	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-035	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-036	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-037	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-038	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-039	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-040	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-041	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-042	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-043	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-044	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-045	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-046	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-047	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-048	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-049	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-050	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-052	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-053	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-054	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-055	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-056	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-057	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-058	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-059	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-060	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24



United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-061	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-062	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-063	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-064	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-065	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-066	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-067	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-069	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-070	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-071	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-072	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-073	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-074	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-075	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-076	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-077	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-078	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-079	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-080	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-081	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-082	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-083	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-084	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-086	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-087	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-088	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-089	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-090	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-091	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-092	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-093	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-094	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-095	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-096	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-097	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-098	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-099	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-100	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-101	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-228	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-229	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-230	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-231	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-232	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-233	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-234	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-235	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-236	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-237	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-238	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-239	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-240	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-241	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-242	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-243	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-245	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-246	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-247	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-248	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-249	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-250	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-251	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-252	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-253	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-254	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-255	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-256	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-258	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-259	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-260	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-262	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-263	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-264	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-265	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-266	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-267	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-268	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-269	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-270	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-271	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-272	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-273	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-274	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-275	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-276	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-277	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-312	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-313	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-314	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-315	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-316	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-317	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-318	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-320	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-321	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-322	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-323	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-324	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-325	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-326	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-327	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-329	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-330	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-331	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-332	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-333	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-334	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-335	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-336	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-337	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-338	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-339	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-340	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-341	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-342	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-343	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-344	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-377	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-378	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-379	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-380	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-381	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-382	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-383	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-384	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-385	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-386	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-387	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-388	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-389	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-390	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-391	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-392	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-411	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-412	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-413	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-414	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-415	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-416	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-417	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-418	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-419	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-420	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-421	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-422	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-423	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-424	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-425	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-426	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-437	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-438	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-439	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-440	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-441	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-442	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-443	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-444	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-445	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-446	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-447	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-448	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-449	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-450	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-451	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-452	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-479	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-480	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-481	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-482	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-483	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-484	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-485	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-486	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-487	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-488	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-489	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-490	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-491	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-492	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-493	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-494	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-513	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-514	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-515	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-516	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-517	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-518	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-519	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-520	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-521	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-522	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-523	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-524	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-525	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-526	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-527	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-528	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-547	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-548	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-549	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-550	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-551	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-552	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-553	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-554	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-555	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-556	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-557	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-558	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-559	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-560	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-561	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-562	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-003	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-004	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-005	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-007	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-008	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-009	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-010	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-011	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-012	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-013	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-014	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-015	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-016	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-017	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-018	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-020	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-021	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-022	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-023	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-024	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-025	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-026	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-027	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-028	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-029	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-030	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-031	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-032	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-033	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-034	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-035	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
Subtotal			285	\$473,385.00	\$109,371.60	\$364,013.40

Second Series - Single Family Property

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-400-015	1	SFD	40	\$97,280.00	\$97,280.00	\$0.00
02-09-100-014		SFD	82	\$199,424.00	\$199,424.00	\$0.00
02-09-200-005		SFD	101	\$245,632.00	\$245,632.00	\$0.00
02-09-200-014	77c	SFD	2	\$4,864.00	\$4,864.00	\$0.00
02-09-200-016	77d	SFD	26	\$63,232.00	\$63,232.00	\$0.00
02-09-400-008		SFD	9	\$21,888.00	\$21,888.00	\$0.00
		Subtotal	260	\$632,320.00	\$632,320.00	\$0.00
Second Series - Townhome Property						
02-09-100-012		THM	104	\$204,984.00	\$204,984.00	\$0.00
02-09-100-014		THM	104	\$204,984.00	\$204,984.00	\$0.00
02-09-200-005		THM	5	\$9,855.00	\$9,855.00	\$0.00
02-09-200-019	77e	THM	102	\$201,042.00	\$201,042.00	\$0.00
02-09-400-008		THM	15	\$29,565.00	\$29,565.00	\$0.00
		Subtotal	330	\$650,430.00	\$650,430.00	\$0.00
Second Series - Condominium Property						
02-04-375-001	1661	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-375-002	1666	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-005	1650	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-006	1663	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-007	1662	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-008	1645	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-009	1644	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-010	1664	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-011	1665	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-012	1643	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-013	1642	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-014	1641	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-015	1640	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-017	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-018	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-019	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-020	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-021	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-022	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-023	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-024	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-025	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-026	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-027	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-028	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-029	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-376-030	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-031	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-032	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-033	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-034	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-035	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-036	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-037	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-038	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-039	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-040	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-041	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-042	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-043	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-044	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-045	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-046	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-047	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-048	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-085	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-086	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-087	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-088	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-089	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-090	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-091	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-092	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-093	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-094	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-095	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-096	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-097	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-098	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-099	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-100	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-119	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-120	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-121	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-122	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-123	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-124	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00



United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-376-125	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-126	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-127	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-128	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-129	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-130	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-131	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-132	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-133	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-134	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-450-001	1636	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-450-002	1637	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-450-003	1639	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-450-004	1638	CND	16	\$26,576.00	\$26,576.00	\$0.00
Subtotal			336	\$558,096.00	\$558,096.00	\$0.00
Prepaid Single Family Property						
02-04-429-009	995	PREPAYS	1	\$2,432.00	\$2,432.00	\$0.00
Subtotal			1	\$2,432.00	\$2,432.00	\$0.00
Prepaid Condominium Property						
02-04-390-257	1660	PREPAYC	1	\$1,661.00	\$1,661.00	\$0.00
02-04-390-319	1657	PREPAYC	1	\$1,661.00	\$1,661.00	\$0.00
02-04-451-006	1634	PREPAYC	1	\$1,661.00	\$1,661.00	\$0.00
Subtotal			3	\$4,983.00	\$4,983.00	\$0.00
GRAND TOTALS			1,702	\$3,376,950.00	\$2,201,452.30	\$1,175,497.70
			(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)

**UNITED CITY OF YORKVILLE**



**SPECIAL SERVICE AREA No. 2005-108**

**ADMINISTRATION REPORT  
LEVY YEAR 2015**

FEBRUARY 18, 2016

Public Finance  
Public Private Partnerships  
Urban Economics

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Newport Beach  
Riverside  
San Jose

**UNITED CITY OF YORKVILLE  
SPECIAL SERVICE AREA No. 2005-108  
2015 ADMINISTRATION REPORT**

**PREPARED FOR**

**UNITED CITY OF YORKVILLE  
800 Game Farm Road  
Yorkville, IL 60560**

**PREPARED BY**

**DAVID TAUSSIG & ASSOCIATES, INC.**

Corporate Office  
5000 Birch Street, Suite 6000  
Newport Beach, California 92660

Division Offices  
Riverside, California  
San Jose, California

## *Table of Contents*

<i>Section</i>	<i>Page</i>
<b>INTRODUCTION.....</b>	<b>1</b>
AUTHORIZED SPECIAL SERVICES .....	1
BONDED INDEBTEDNESS .....	1
SPECIAL TAXES.....	2
<b>I. SPECIAL TAX REQUIREMENT .....</b>	<b>3</b>
<b>II. MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES .....</b>	<b>4</b>
<b>III. PRIOR YEAR SPECIAL TAX COLLECTIONS.....</b>	<b>6</b>
2014 SPECIAL TAX RECEIPTS.....	6
TAX SALES AND FORECLOSURES .....	6
<b>IV. DEVELOPMENT STATUS.....</b>	<b>7</b>
EQUALIZED ASSESSED VALUE .....	7
<b>V. OUTSTANDING BONDS.....</b>	<b>8</b>
BOND REDEMPTIONS FROM SPECIAL TAX PREPAYMENTS .....	8
SPECIAL TAX PREPAYMENTS .....	8
<b>VI. EQUALIZED ASSESSED VALUE AND VALUE TO LIEN RATIO.....</b>	<b>9</b>
<b>VII. AD VALOREM PROPERTY TAX RATES .....</b>	<b>10</b>
 <b>EXHIBIT A     2015 AMENDED SPECIAL TAX ROLL</b>	

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## ***Introduction***

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This report calculates the 2015 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Number 2005-108 ("SSA No. 2005-108") Special Tax Bonds, Series 2006 (Autumn Creek Project) (the "Series 2006 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2005-108. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2005-108. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for ad valorem property taxes.

SSA No. 2005-108 was established by Ordinance No. 2006-25 (the "Establishing Ordinance"), adopted on March 28, 2006. The Establishing Ordinance authorized SSA No. 2005-108 to provide special services, issue bonds, and levy a special tax to repay the bonds.

### **Authorized Special Services**

The authorized special services include:

- Engineering;
- Soil testing and appurtenant work;
- Mass grading and demolition;
- Storm water management facilities;
- Storm drainage systems and storm sewers;
- Site clearing and tree removal;
- Public water facilities;
- Sanitary sewer facilities;
- Erosion control measures;
- Roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, equipment and materials necessary for the maintenance thereof;
- Park improvements;
- Landscaping, wetland mitigation and tree installation;
- Costs for land and easement acquisitions relating to any of the foregoing improvements; and
- Required tap-on and related fees for water or sanitary sewer services and other eligible costs.

### **Bonded Indebtedness**

The Establishing Ordinance specified that not more than \$15,500,000 in bonds may be issued by SSA No. 2005-108. Ordinance No. 2006-26 (the "Bond Ordinance"), adopted on March 28, 2006 approved the form of a trust indenture and preliminary limited offering memorandum and

provided for the issuance of not more than \$15,500,000 in Series 2006 Bonds. The Series 2006 Bonds were issued in the amount of \$14,980,000 in April 2006.

The Series 2006 Bonds were refunded in February 2016. United City of Yorkville Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (the "Series 2016 Bonds") were issued in February 2016 in the amount of \$28,840,000, \$11,410,000 of which is attributed to SSA No. 2005-108.

## **Special Taxes**

The Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2005-108 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2016 Bonds and the administration and maintenance of SSA No. 2005-108 and is attached hereto as Exhibit A. A table of the Maximum Parcel Special Taxes is included in Section III herein.

## ***I. Special Tax Requirement***

The SSA No. 2005-108 2015 Special Tax Requirement is equal to \$777,139. As shown in Table 1 below, the 2015 Special Tax Requirement is equal to the sum of the Series 2016 debt service for the bond year ending March 1, 2017, estimated administrative expenses, and the contingency for estimated delinquent special taxes and less the estimated 2016 bond year-end fund balances and excess reserve funds.

**TABLE 1**  
**SPECIAL SERVICE AREA NO 2005-108**  
**2015 SPECIAL TAX REQUIREMENT**

<b>Sources of Funds</b>		<b>\$777,139</b>
Prior Year Surplus/(Deficit)		\$0
Earnings		\$0
Special Taxes		
Billed	\$769,321	
Delinquency Contingency	\$7,818	
<b>Uses of Funds</b>		<b>(\$777,139)</b>
Debt Service		
Interest - 09/01/2016	(\$222,382)	
Interest - 03/01/2017	(\$219,939)	
Principal - 03/01/2017	(\$307,000)	
Administrative Expenses	(\$20,000)	
Delinquent Special Taxes	(\$7,818)	
<b>Projected Surplus/(Deficit) - 03/01/2017</b>		<b>\$0</b>

## ***II. Maximum, Abated, and Extended Special Taxes***

Pursuant to the Special Tax Roll and Report, the 2015 Maximum Parcel Special Taxes equal \$1,207,954. Subtracting the 2015 Special Tax Requirement of \$777,139, results in an abatement of \$430,815. In accordance with the Special Tax Roll and Report the Maximum Parcel Special Tax applicable to each Parcel in SSA 2005-108 is abated in equal percentages until the special tax remaining equals the Special Tax Requirement.

The maximum, abated, and extended special tax for each special tax classification is shown in Table 2 below. The Amended Special Tax Roll, which lists the maximum, abated, and extended special tax for each parcel, is attached as Exhibit A. Note, the special tax levy and abatement have been adjusted to reconcile with the special taxes set forth in the bond ordinance.

**TABLE 2**  
**SPECIAL SERVICE AREA NO 2005-108**  
**MAXIMUM, ABATED AND EXTENDED SPECIAL TAXES**

A comparison of the maximum and extended special tax amounts for 2015 and 2014 is shown in Table 3 below.

<b>Special Tax Classification</b>	<b>Maximum Parcel Special Tax</b>	<b>Abated Special Tax</b>	<b>Extended Special Tax</b>
Single Family Dwelling Unit	\$2,252.00	\$565.32	\$1,686.68
Single Family Dwelling Unit - Prepaid	\$2,252.00	\$2,252.00	\$0.00
Townhome Dwelling Unit	\$1,915.00	\$480.72	\$1,434.28
Townhome Dwelling Unit - Prepaid	\$1,915.00	\$1,915.00	\$0.00

**TABLE 3**  
**SPECIAL SERVICE AREA NO 2005-108**  
**COMPARISON OF MAXIMUM AND EXTENDED SPECIAL TAXES**

<b>Special Tax Classification</b>	<b>Levy Year 2015</b>	<b>Levy Year 2014</b>	<b>Percentage Change</b>
<b>Maximum Parcel Special Tax</b>			
Single Family Dwelling Unit	\$2,252.00	\$2,219.00	1.5%
Townhome Dwelling Unit	\$1,915.00	\$1,887.00	1.5%
<b>Extended Special Tax</b>			
Single Family Dwelling Unit	\$1,686.68	\$2,006.44	-15.9%
Townhome Dwelling Unit	\$1,434.28	\$1,706.24	-15.9%



The schedule of the remaining SSA No. 2005-108 Maximum Parcel Special Taxes is shown in Table 4 on the following page. The Maximum Parcel Special Taxes escalate one and one-half percent (1.50%) annually through 2034.

**TABLE 4**  
**SPECIAL SERVICE AREA NO 2005-108**  
**MAXIMUM PARCEL SPECIAL TAXES**

Levy Year	Collection Year	Aggregate	Per Unit	
			Single Family	Townhome
2015	2016	\$1,207,954	\$2,252	\$1,915
2016	2017	\$1,226,214	\$2,286	\$1,944
2017	2018	\$1,244,474	\$2,320	\$1,973
2018	2019	\$1,263,309	\$2,355	\$2,003
2019	2020	\$1,282,144	\$2,390	\$2,033
2020	2021	\$1,301,296	\$2,426	\$2,063
2021	2022	\$1,320,706	\$2,462	\$2,094
2022	2023	\$1,340,433	\$2,499	\$2,125
2023	2024	\$1,360,418	\$2,536	\$2,157
2024	2025	\$1,380,720	\$2,574	\$2,189
2025	2026	\$1,401,597	\$2,613	\$2,222
2026	2027	\$1,422,474	\$2,652	\$2,255
2027	2028	\$1,443,926	\$2,692	\$2,289
2028	2029	\$1,465,378	\$2,732	\$2,323
2029	2030	\$1,487,405	\$2,773	\$2,358
2030	2031	\$1,509,749	\$2,815	\$2,393
2031	2032	\$1,532,351	\$2,857	\$2,429
2032	2033	\$1,555,270	\$2,900	\$2,465
2033	2034	\$1,578,764	\$2,944	\$2,502
2034	2035	\$1,602,516	\$2,988	\$2,540

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### ***III. Prior Year Special Tax Collections***

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The SSA No. 2005-108 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general ad valorem property taxes. The City may provide for other means of collecting the special tax, if necessary to meet the financial obligations of SSA No. 2005-108.

#### **2014 Special Tax Receipts**

As of November 10, 2015, SSA No. 2005-108 2014 special tax receipts totaled \$924,476. There are no delinquent special taxes.

#### **Tax Sales and Foreclosures**

The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the special tax. The City is not currently pursuing any foreclosure actions.

No parcels will be presented for tax sale at the Kendall County Annual Tax Sale on November 12, 2015.

## ***IV. Development Status***

SSA No. 2005-108 is comprised of three hundred seventeen (317) single family homes and two hundred fifty-seven (257) townhomes. Original projections were for three hundred seventeen (317) single family homes and two hundred fifty-eight (258) townhomes, one townhome was omitted. The number of units in each plat is summarized in Table 5 below.

**TABLE 5**  
**SPECIAL SERVICE AREA NO 2005-108**  
**LAND USE SUMMARY**

<b>Plat</b>	<b>Recorded</b>	<b>Land Use</b>	<b>Number of Units</b>
Unit 1	Yes	Single Family	168
Unit 1	Yes	Townhome	257
Unit 3	No	Single Family	149
<b>Total</b>			<b>574</b>

### **Equalized Assessed Value**

The 2014 equalized assessed value for SSA No. 2005-108 was \$21,540,501. The average assessed value per single-family dwelling unit equals \$67,541. The average assessed value per townhome dwelling unit equals \$33,293.

## ***V. Outstanding Bonds***

The Series 2016 Bonds were issued in February 2016 as fixed rate bonds with an original principal amount of \$11,410,000.

### **Bond Redemptions from Special Tax Prepayments**

As a result of special tax prepayments received from property owners and mandatory prepayments received by developers, \$2,187,000 of the Series 2006 Bonds were redeemed, as shown in Table 6 below.

**TABLE 6**  
**SPECIAL SERVICE AREA No 2005-108**  
**SPECIAL MANDATORY BOND REDEMPTIONS**  
**FROM SPECIAL TAX PREPAYMENTS**

<b>Redemption Date</b>	<b>Bonds Redeemed</b>
March 1, 2008	\$282,000
September 1, 2008	\$107,000
March 1, 2009	\$23,000
March 1, 2012	\$1,775,000
<b>Total Redeemed</b>	<b>\$2,187,000</b>

### **Special Tax Prepayments**

The SSA No. 2005-108 Maximum Parcel Special Tax may be prepaid and permanently satisfied, or prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture. The prepayment calculation formula is set forth in the Special Tax Roll and Report.

To-date, the Maximum Parcel Special Tax has been prepaid in full for eight single family dwelling units and eight townhome dwelling units. No partial prepayments have been received.

## ***VI. Equalized Assessed Value and Value to Lien Ratio***

The SSA No. 2005-108 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 7 below.

**TABLE 7**  
**SPECIAL SERVICE AREA NO 2005-108**  
**EQUALIZED ASSESSED VALUE AND VALUE TO LIEN RATIO**

<b>2014 Equalized Assessed Value<sup>1</sup></b>	<b>2014 Appraised Value<sup>2</sup></b>	<b>Outstanding 2016 Bonds</b>	<b>Value to Lien Ratio</b>
\$21,540,501	\$64,621,503	\$11,410,000	5.66:1

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1 Source: Kendall County

2 Based on three times the equalized assessed value of the special service area.

## ***VII. Ad Valorem Property Tax Rates***

The 2014 general ad valorem tax rates for SSA No. 2005-108 are shown in Table 8 below.

**TABLE 8**  
**SPECIAL SERVICE AREA NO 2005-108**  
**2014 AD VALOREM PROPERTY TAX RATES**

<b>City Rates<sup>4</sup></b>		<b>0.758080%</b>
Corporate	0.250260%	
Bonds and Interest	0.039720%	
I.M.R.F.	0.107950%	
Police Protection	0.083970%	
Police Pension	0.169410%	
Garbage	0.000000%	
Audit	0.007200%	
Liability Insurance	0.009600%	
Social Security/IMRF	0.071970%	
School Crossing Guard	0.006000%	
Unemployment Insurance	0.012000%	
Road and Bridge Transfer	0.000000%	
<b>Bristol Township<sup>4</sup></b>		<b>10.847900%</b>
County	0.808500%	
Bristol-Kendall Fire Protection District	0.804100%	
Forest Preserve	0.182600%	
Junior College #516	0.597300%	
Yorkville Library	0.329900%	
Yorkville/Bristol Sanitary District	0.000000%	
Bristol Township	0.135400%	
Bristol Road District	0.281800%	
School District CU-115	7.708300%	
<b>Total Tax Rate</b>		<b>11.605980%</b>

3 Source: Kendall County, for Tax Codes BR005 and BR069.

## **EXHIBIT A**

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***UNITED CITY OF YORKVILLE SSA No. 2005-108***

***2015 AMENDED SPECIAL TAX ROLL***

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United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
02-15-376-003	326		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-004	327		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-005	328		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-006	329		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-007	330		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-008	331		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-009	332		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-010	333		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-011	334		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-012	335		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-014	338		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-015	339		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-016	340		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-017	341		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-018	342		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-019	343		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-020	344		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-021	345		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-022	346		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-023	347		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-024	348		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-025	352		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-026	353		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-15-376-027	354		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-103-003	325		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-103-004	324		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-103-005	323		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-009	321		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-010	320		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-011	319		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-012	318		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-013	317		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-014	316		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-015	315		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-016	314		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-017	313		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-018	312		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-019	311		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-126-020	310		SFD	1	\$2,252.00	\$565.32	\$1,686.68



United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-126-021	309		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-002	381		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-003	380		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-004	379		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-005	378		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-006	377		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-007	376		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-008	375		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-009	374		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-010	387		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-011	386		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-012	385		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-013	384		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-014	383		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-127-015	382		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-128-001	349		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-128-002	350		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-128-003	351		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-001	355		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-002	356		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-003	357		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-004	358		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-005	359		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-006	360		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-007	361		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-008	362		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-009	363		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-010	364		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-011	365		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-012	366		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-013	367		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-014	368		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-015	369		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-016	370		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-017	371		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-129-018	372		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-001	292		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-002	293		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-003	294		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-004	295		SFD	1	\$2,252.00	\$565.32	\$1,686.68

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-173-005	296		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-006	297		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-007	298		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-008	299		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-009	300		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-010	301		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-011	302		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-012	303		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-013	304		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-014	305		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-015	306		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-173-016	307		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-001	250		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-002	251		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-003	252		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-004	253		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-005	254		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-006	255		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-007	256		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-008	257		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-009	258		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-010	259		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-011	260		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-012	261		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-013	262		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-014	263		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-174-015	264		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-003	266		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-004	267		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-005	268		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-006	269		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-007	270		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-008	271		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-009	272		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-010	273		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-011	274		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-012	275		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-013	276		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-014	277		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-015	278		SFD	1	\$2,252.00	\$565.32	\$1,686.68

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-175-016	279		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-017	280		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-018	281		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-019	282		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-020	283		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-021	284		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-022	285		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-023	286		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-024	287		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-025	288		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-026	289		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-027	290		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-175-028	291		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-008	231		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-009	232		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-010	233		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-011	234		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-012	235		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-013	236		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-014	237		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-015	238		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-016	239		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-017	240		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-019	242		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-020	243		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-021	244		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-022	245		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-023	246		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-024	247		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-176-025	248		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-177-001	131		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-177-002	130		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-177-003	129		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-177-004	128		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-177-005	127		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-178-001	2		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-178-002	3		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-002	4		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-003	5		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-004	6		SFD	1	\$2,252.00	\$565.32	\$1,686.68

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-254-005	7		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-006	8		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-007	9		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-008	10		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-009	11		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-010	12		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-254-012	14		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-001	126		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-002	125		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-003	124		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-004	123		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-006	121		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-007	120		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-008	119		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-009	118		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-010	117		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-011	116		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-012	115		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-013	114		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-032	13		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-033	14		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-034	15		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-035	16		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-036	17		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-037	18		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-038	19		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-039	20		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-040	21		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-041	22		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-042	23		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-043	24		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-044	25		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-045	26		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-046	27		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-047	28		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-048	29		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-049	30		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-050	31		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-051	32		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-255-052	33		SFD	1	\$2,252.00	\$565.32	\$1,686.68

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-255-053	34		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-001	15		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-002	16		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-003	17		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-005	19		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-006	20		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-007	21		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-008	22		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-009	23		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-010	24		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-011	25		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-256-012	26		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-001	113		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-011	170		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-012	169		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-014	167		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-015	166		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-016	165		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-017	164		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-018	163		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-019	162		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-020	111		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-021	112		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-023	1		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-024	2		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-025	3		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-026	4		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-027	5		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-028	6		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-029	7		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-031	9		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-257-032	10		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-001	110		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-002	186		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-003	185		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-004	184		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-005	183		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-006	182		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-007	181		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-009	179		SFD	1	\$2,252.00	\$565.32	\$1,686.68

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-258-010	192		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-011	191		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-012	190		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-013	189		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-014	188		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-015	187		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-258-016	109		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-259-001	91		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-001	27		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-002	28		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-003	29		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-004	30		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-005	31		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-006	32		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-007	33		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-008	34		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-009	35		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-010	36		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-275-011	37		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-277-002	107		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-277-003	106		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-277-004	105		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-277-005	104		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-277-006	93		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-277-007	92		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-352-004	173		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-352-006	171		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-353-001	178		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-353-003	176		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-353-005	197		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-353-006	196		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-353-007	195		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-353-008	194		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-353-009	193		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-001	90		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-002	89		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-003	88		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-004	198		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-005	199		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-006	200		SFD	1	\$2,252.00	\$565.32	\$1,686.68

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-354-007	201		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-008	202		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-009	78		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-010	79		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-354-011	80		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-358-001	77		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-478-001	87		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-478-002	86		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-478-003	85		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-478-004	84		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-478-005	83		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-478-006	82		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-478-007	81		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-001	76		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-002	75		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-003	74		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-004	73		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-005	72		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-006	71		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-007	70		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-008	69		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-009	68		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-010	67		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-479-011	66		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-001	94		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-002	95		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-003	96		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-004	97		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-005	98		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-006	99		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-007	100		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-008	101		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-009	102		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-480-010	103		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-001	38		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-002	39		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-003	40		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-004	41		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-005	42		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-006	43		SFD	1	\$2,252.00	\$565.32	\$1,686.68

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-481-007	44		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-008	45		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-009	46		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-010	47		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-011	48		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-012	49		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-013	50		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-014	51		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-015	52		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-016	53		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-017	54		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-018	55		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-019	56		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-020	57		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-021	58		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-022	59		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-023	60		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-024	61		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-025	62		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-026	63		SFD	1	\$2,252.00	\$565.32	\$1,686.68
02-22-481-027	64		SFD	1	\$2,252.00	\$565.32	\$1,686.68
Subtotal				340	\$765,680.00	\$192,208.80	\$573,471.20
Townhome Property							
02-22-230-004	227	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-005	227	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-006	227	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-007	227	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-008	227	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-010	226	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-011	226	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-012	226	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-013	226	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-230-014	226	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-003	149	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-004	149	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-005	149	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-006	149	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-007	149	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-008	149	6	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-010	150	1	THM	1	\$1,915.00	\$480.72	\$1,434.28



United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-351-011	150	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-012	150	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-013	150	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-014	150	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-351-015	150	6	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-007	151	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-008	151	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-009	151	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-010	151	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-012	152	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-013	152	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-014	152	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-352-015	152	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-001	222		THM	5	\$9,575.00	\$2,403.60	\$7,171.40
02-22-355-002	223		THM	5	\$9,575.00	\$2,403.60	\$7,171.40
02-22-355-005	225	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-006	225	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-007	225	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-008	225	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-009	225	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-011	224	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-012	224	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-013	224	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-014	224	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-355-015	224	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-009	218	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-010	218	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-011	218	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-012	218	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-013	218	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-014	218	6	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-016	217	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-017	217	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-018	217	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-019	217	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-020	217	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-021	217	6	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-023	216	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-024	216	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-025	216	3	THM	1	\$1,915.00	\$480.72	\$1,434.28

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-356-026	216	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-027	216	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-029	215	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-030	215	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-031	215	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-032	215	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-033	215	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-036	214	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-038	214	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-042	220	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-043	220	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-044	220	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-045	220	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-046	220	6	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-048	219	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-049	219	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-050	219	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-051	219	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-052	219	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-053	219	6	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-055	221	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-056	221	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-057	221	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-356-058	221	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-011	203		THM	5	\$9,575.00	\$2,403.60	\$7,171.40
02-22-357-012	204	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-013	204	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-014	204	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-015	204	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-016	204	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-018	206	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-019	206	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-020	206	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-021	206	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-022	206	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-024	205	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-025	205	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-026	205	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-027	205	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-028	205	5	THM	1	\$1,915.00	\$480.72	\$1,434.28

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-357-030	207	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-031	207	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-032	207	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-033	207	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-034	207	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-036	208	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-037	208	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-038	208	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-039	208	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-040	208	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-042	209	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-043	209	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-044	209	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-045	209	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-046	209	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-048	210	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-049	210	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-050	210	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-051	210	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-052	210	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-054	211	1	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-055	211	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-056	211	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-057	211	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-058	211	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-059	211	6	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-062	212	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-063	212	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-064	212	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-065	212	5	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-069	213	2	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-070	213	3	THM	1	\$1,915.00	\$480.72	\$1,434.28
02-22-357-071	213	4	THM	1	\$1,915.00	\$480.72	\$1,434.28
Subtotal				142	\$271,930.00	\$68,262.24	\$203,667.76
Prepaid Single Family Property							
02-22-254-011	13		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00
02-22-255-005	122		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00
02-22-257-013	168		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00
02-22-277-001	108		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00
02-22-352-003	174		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00

United City of Yorkville  
Special Services Area No. 2005-108  
(Autumn Creek)  
Levy Year 2015

PIN	Lot	Unit	Land Use	# of Units	2015 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-352-005	172		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00
02-22-353-002	177		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00
02-22-353-004	175		PREPAYS	1	\$2,252.00	\$2,252.00	\$0.00
			Subtotal	8	\$18,016.00	\$18,016.00	\$0.00
Prepaid Townhome Property							
02-22-356-035	214	1	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
02-22-356-037	214	3	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
02-22-356-039	214	5	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
02-22-356-041	220	1	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
02-22-357-061	212	1	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
02-22-357-066	212	6	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
02-22-357-068	213	1	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
02-22-357-072	213	5	PREPAYT	1	\$1,915.00	\$1,915.00	\$0.00
99-99-999-999	221	L	PREPAYT	76	\$137,008.00	\$137,008.00	\$0.00
			Subtotal	84	\$152,328.00	\$152,328.00	\$0.00
			GRAND TOTALS	574	\$1,207,954.00	\$430,815.04	\$777,138.96
				(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)

**UNITED CITY OF YORKVILLE**



**SPECIAL SERVICE AREA No. 2005-109**

**ADMINISTRATION REPORT  
LEVY YEAR 2015**

FEBRUARY 18, 2016

Public Finance  
Public Private Partnerships  
Urban Economics

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Newport Beach  
Riverside  
San Jose

**UNITED CITY OF YORKVILLE  
SPECIAL SERVICE AREA No. 2005-109  
2015 ADMINISTRATION REPORT**

**PREPARED FOR**

UNITED CITY OF YORKVILLE  
800 Game Farm Road  
Yorkville, IL 60560

**PREPARED BY**

**DAVID TAUSSIG & ASSOCIATES, INC.**

Corporate Office  
5000 Birch Street, Suite 6000  
Newport Beach, California 92660

Division Offices  
Riverside, California  
San Jose, California

## *Table of Contents*

<i>Section</i>	<i>Page</i>
<b>INTRODUCTION.....</b>	<b>1</b>
AUTHORIZED SPECIAL SERVICES .....	1
BONDED INDEBTEDNESS .....	1
SPECIAL TAXES.....	2
<b>I. SPECIAL TAX REQUIREMENT .....</b>	<b>3</b>
<b>II. MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES .....</b>	<b>4</b>
<b>III. PRIOR YEAR SPECIAL TAX COLLECTIONS.....</b>	<b>7</b>
2014 SPECIAL TAX RECEIPTS.....	7
TAX SALES AND FORECLOSURES .....	7
<b>IV. DEVELOPMENT STATUS.....</b>	<b>8</b>
EQUALIZED ASSESSED VALUE .....	8
<b>V. OUTSTANDING BONDS.....</b>	<b>9</b>
BOND REDEMPTIONS FROM SPECIAL TAX PREPAYMENTS .....	9
SPECIAL TAX PREPAYMENTS .....	9
<b>VI. EQUALIZED ASSESSED VALUE AND VALUE TO LIEN RATIO.....</b>	<b>10</b>
<b>VII. AD VALOREM PROPERTY TAX RATES .....</b>	<b>11</b>
 <b>EXHIBIT A     2015 AMENDED SPECIAL TAX ROLL</b>	

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## ***Introduction***

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This report calculates the 2015 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Number 2005-109 ("SSA No. 2005-109") Special Tax Bonds, Series 2006 (Bristol Bay Project) (the "Series 2006 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2005-109. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2005-109. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for ad valorem property taxes.

SSA No. 2005-109 was established by Ordinance No. 2006-17 (the "Establishing Ordinance"), adopted on March 14, 2006. The Establishing Ordinance authorized SSA No. 2005-109 to provide special services, issue bonds, and levy a special tax to repay the bonds.

### **Authorized Special Services**

The authorized special services include:

- Engineering;
- Soil testing and appurtenant work;
- Mass grading and demolition;
- Storm water management facilities;
- Storm drainage systems and storm sewers;
- Site clearing and tree removal;
- Public water facilities;
- Sanitary sewer facilities;
- Erosion control measures;
- Roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, equipment and materials necessary for the maintenance thereof;
- Landscaping, wetland mitigation and tree installation;
- Costs for land and easement acquisitions relating to any of the foregoing improvements; and
- Required tap-on and related fees for water or sanitary sewer services and other eligible costs.

### **Bonded Indebtedness**

The Establishing Ordinance specified that not more than \$10,000,000 in bonds may be issued by SSA No. 2005-109. Ordinance No. 2006-18 (the "Bond Ordinance"), adopted on March 14, 2006 approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than \$20,000,000 in Series 2006 Bonds. The Series 2006



Bonds were issued in the amount of \$19,000,000 in March 2006.

The Series 2006 Bonds were refunded in February 2016. United City of Yorkville Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (the "Series 2016 Bonds") were issued in February 2016 in the amount of \$28,840,000, \$17,430,000 of which is attributed to SSA No. 2005-109.

## **Special Taxes**

The Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2005-109 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2016 Bonds and the administration and maintenance of SSA No. 2005-109 and is attached hereto as Exhibit A. A table of the Maximum Parcel Special Taxes is included in Section III herein.

## ***I. Special Tax Requirement***

The SSA No. 2005-109 2015 Special Tax Requirement is equal to \$1,175,498. As shown in Table 1 below, the 2015 Special Tax Requirement is equal to the sum of the Series 2016 debt service for the bond year ending March 1, 2017, estimated administrative expenses, and the contingency for estimated delinquent special taxes and less the estimated 2016 bond year-end fund balances and excess reserve funds.

**TABLE 1**  
**SPECIAL SERVICE AREA NO 2005-109**  
**2015 SPECIAL TAX REQUIREMENT**

<b>Sources of Funds</b>		<b>\$1,175,498</b>
Prior Year Surplus/(Deficit)		\$0
Earnings		\$0
Special Taxes		
Billed	\$1,163,775	
Delinquency Contingency	\$11,723	
<b>Uses of Funds</b>		<b>(\$1,175,498)</b>
Debt Service		
Interest - 09/01/2016	(\$339,754)	
Interest - 03/01/2017	(\$336,021)	
Principal - 03/01/2017	(\$468,000)	
Administrative Expenses	(\$20,000)	
Delinquent Special Taxes	(\$11,723)	
<b>Projected Surplus/(Deficit) - 03/01/2017</b>		<b>\$0</b>

## ***II. Maximum, Abated, and Extended Special Taxes***

Pursuant to the Special Tax Roll and Report, the 2015 Maximum Parcel Special Taxes equal \$3,376,950. Subtracting the 2015 Special Tax Requirement of \$1,175,498, results in an abatement of \$2,201,452. In accordance with the Special Tax Roll and Report the Maximum Parcel Special Tax applicable to each Parcel in SSA 2005-109 is abated in equal percentages until the special tax remaining equals the Special Tax Requirement.

The maximum, abated, and extended special tax for each special tax classification is shown in Table 2 below. The Amended Special Tax Roll, which lists the maximum, abated, and extended special tax for each parcel, is attached as Exhibit A. Note, the special tax levy and abatement have been adjusted to reconcile with the special taxes set forth in the bond ordinance.

**TABLE 2**  
**SPECIAL SERVICE AREA NO 2005-109**  
**MAXIMUM, ABATED AND EXTENDED SPECIAL TAXES**

<b>Special Tax Classification</b>	<b>Maximum Parcel Special Tax</b>	<b>Abated Special Tax</b>	<b>Extended Special Tax</b>
<b>First Series</b>			
Single Family Dwelling Unit	\$2,432.00	\$561.90	\$1,870.10
Single Family Dwelling Unit - Prepaid	\$2,432.00	\$2,432.00	\$0.00
Townhome Dwelling Unit	\$1,971.00	\$455.38	\$1,515.62
Townhome Dwelling Unit - Prepaid	\$1,971.00	\$1,971.00	\$0.00
Condominium Dwelling Unit	\$1,661.00	\$383.76	\$1,277.24
Condominium Dwelling Unit - Prepaid	\$1,661.00	\$1,661.00	\$0.00
<b>Second Series</b>			
Single Family Dwelling Unit	\$2,432.00	\$2,432.00	\$0.00
Townhome Dwelling Unit	\$1,971.00	\$1,971.00	\$0.00
Condominium Dwelling Unit	\$1,661.00	\$1,661.00	\$0.00

A comparison of the maximum and extended special tax amounts for 2015 and 2014 is shown in Table 3 below.

**TABLE 3**  
**SPECIAL SERVICE AREA NO 2005-109**  
**COMPARISON OF MAXIMUM AND EXTENDED SPECIAL TAXES**

Special Tax Classification	Levy Year 2015	Levy Year 2014	Percentage Change
<b>Maximum Parcel Special Tax - First Series</b>			
Single Family Dwelling Unit	\$2,432.00	\$2,396.00	1.5%
Townhome Dwelling Unit	\$1,971.00	\$1,942.00	1.5%
Condominium Dwelling Unit	\$1,661.00	\$1,636.00	1.5%
<b>Extended Special Tax - First Series</b>			
Single Family Dwelling Unit	\$1,870.10	\$2,121.30	-11.8%
Townhome Dwelling Unit	\$1,515.62	\$1,718.78	-11.8%
Condominium Dwelling Unit	\$1,277.24	\$1,448.34	-11.8%
<b>Maximum Parcel Special Tax - Second Series</b>			
Single Family Dwelling Unit	\$2,432.00	\$2,396.00	1.5%
Townhome Dwelling Unit	\$1,971.00	\$1,942.00	1.5%
Condominium Dwelling Unit	\$1,661.00	\$1,636.00	1.5%
<b>Extended Special Tax - Second Series</b>			
Single Family Dwelling Unit	\$0.00	\$0.00	0.0%
Townhome Dwelling Unit	\$0.00	\$0.00	0.0%
Condominium Dwelling Unit	\$0.00	\$0.00	0.0%

The schedule of the remaining SSA No. 2005-109 Maximum Parcel Special Taxes is shown in Table 4 on the following page. The Maximum Parcel Special Taxes escalate one and one-half percent (1.50%) annually through 2034.

**TABLE 4**  
**SPECIAL SERVICE AREA NO 2005-109**  
**MAXIMUM PARCEL SPECIAL TAXES**

Levy Year	Collection Year	Aggregate	Per Unit		
			Single Family	Townhome	Condominium
2015	2016	\$3,376,950	\$2,432	\$1,971	\$1,661
2016	2017	\$3,427,698	\$2,468	\$2,001	\$1,686
2017	2018	\$3,478,914	\$2,505	\$2,031	\$1,711
2018	2019	\$3,531,222	\$2,543	\$2,061	\$1,737
2019	2020	\$3,584,140	\$2,581	\$2,092	\$1,763
2020	2021	\$3,637,526	\$2,620	\$2,123	\$1,789
2021	2022	\$3,692,146	\$2,659	\$2,155	\$1,816
2022	2023	\$3,747,234	\$2,699	\$2,187	\$1,843
2023	2024	\$3,803,556	\$2,739	\$2,220	\$1,871
2024	2025	\$3,860,346	\$2,780	\$2,253	\$1,899
2025	2026	\$3,918,214	\$2,822	\$2,287	\$1,927
2026	2027	\$3,976,706	\$2,864	\$2,321	\$1,956
2027	2028	\$4,036,276	\$2,907	\$2,356	\$1,985
2028	2029	\$4,096,938	\$2,951	\$2,391	\$2,015
2029	2030	\$4,158,210	\$2,995	\$2,427	\$2,045
2030	2031	\$4,220,574	\$3,040	\$2,463	\$2,076
2031	2032	\$4,284,016	\$3,086	\$2,500	\$2,107
2032	2033	\$4,348,692	\$3,132	\$2,538	\$2,139
2033	2034	\$4,413,836	\$3,179	\$2,576	\$2,171
2034	2035	\$4,480,682	\$3,227	\$2,615	\$2,204

### ***III. Prior Year Special Tax Collections***

The SSA No. 2005-109 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general ad valorem property taxes. The City may provide for other means of collecting the special tax, if necessary to meet the financial obligations of SSA No. 2005-109.

#### **2014 Special Tax Receipts**

As of December 9, 2015 SSA No. 2005-109 2014 special tax receipts totaled \$1,355,041. Special taxes in the amount \$1,747 are unpaid for delinquency rate of 0.13%. A breakdown of the paid and unpaid special taxes by owner of record is shown in Table 5 below.

**TABLE 5**  
**SPECIAL SERVICE AREA NO 2005-109**  
**2014 PAID AND UNPAID SPECIAL TAXES**

<b>Owner</b>	<b>Total Special Taxes</b>	<b>Unpaid Special Taxes</b>	<b>Percent Unpaid</b>
Homeowners	\$1,249,822.96	\$1,746.82	0.14%
Centex Homes, Pulte Homes	\$106,964.38	\$0.00	0.00%
Total	\$1,356,787.34	\$1,746.82	0.13%

#### **Tax Sales and Foreclosures**

The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the special tax. The City is not currently pursuing any foreclosure actions.

Eleven (11) parcels were presented for tax sale at the Kendall County Annual Tax Sale on November 12, 2015. Delinquent special taxes in the amount of \$12,684 were sold for ten (10) of the eleven (11) delinquent parcels.

## ***IV. Development Status***

SSA No. 2005-109 is comprised of four hundred sixty-eight (468) single family homes, six hundred twenty-four (624) condominium units, and six hundred and ten (610) townhomes, which is consistent with the original projections. The number of units in each plat is summarized in Table 6 below.

**TABLE 6**  
**SPECIAL SERVICE AREA NO 2005-109**  
**LAND USE SUMMARY**

<b>Plat</b>	<b>Recorded</b>	<b>Land Use</b>	<b>Number of Units</b>
Unit 1	Yes	Condominium	288
Unit 2	Yes	Townhome	142
Unit 3	Yes	Townhome	138
Unit 4	Yes	Single Family	44
Unit 5	Yes	Single Family	76
Unit 6	Yes	Single Family	51
Unit 7	Yes	Single Family	37
Second Series	No	Condominium	336
Second Series	No	Townhome	260
Second Series	No	Single Family	330
<b>Total</b>			<b>1,702</b>

### **Equalized Assessed Value**

The 2014 equalized assessed value was \$23,916,670. The average assessed value per developed single-family dwelling unit equals \$52,298. The average assessed value per developed townhome dwelling unit equals \$28,334. The average assessed value per developed condominium dwelling unit equals \$18,635.

## ***V. Outstanding Bonds***

The Series 2016 Bonds were issued in February 2016 as fixed rate bonds with an original principal amount of \$17,430,000.

### **Bond Redemptions from Special Tax Prepayments**

As a result of special tax prepayments received from property owners, \$68,000 of the Series 2006 Bonds were redeemed as shown in Table 7 below.

**TABLE 7**  
**SPECIAL SERVICE AREA NO 2005-109**  
**SPECIAL MANDATORY BOND REDEMPTIONS**  
**FROM SPECIAL TAX PREPAYMENTS**

<b>Redemption Date</b>	<b>Bonds Redeemed</b>
June 1, 2007	\$20,000
September 1, 2008	\$20,000
September 1, 2015	\$28,000
<b>Total Redeemed</b>	<b>\$68,000</b>

### **Special Tax Prepayments**

The SSA No. 2005-109 Maximum Parcel Special Tax may be prepaid and permanently satisfied, or prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture. The prepayment calculation formula is set forth in the Special Tax Roll and Report.

To-date, the Maximum Parcel Special Tax has been prepaid in full for one (1) single family dwelling unit and for three (3) condominium dwelling units. No partial prepayments have been received.



## ***VI. Equalized Assessed Value and Value to Lien Ratio***

The SSA No. 2005-109 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 8 below.

**TABLE 8**  
**SPECIAL SERVICE AREA NO 2005-109**  
**EQUALIZED ASSESSED VALUE AND VALUE TO LIEN RATIO**

<b>2014 Equalized Assessed Value<sup>1</sup></b>	<b>2014 Appraised Value<sup>2</sup></b>	<b>Outstanding 2016 Bonds</b>	<b>Value to Lien Ratio</b>
\$23,916,670	\$71,750,010	\$17,430,000	4.12:1

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1 Estimated equalized assessed value provided by Kendall County.

2 Based on three times the equalized assessed value of the special service area.

## ***VII. Ad Valorem Property Tax Rates***

The 2014 general ad valorem tax rates for SSA No. 2005-109 are shown in Table 9 below.

**TABLE 9**  
**SPECIAL SERVICE AREA NO 2005-109**  
**2014 AD VALOREM PROPERTY TAX RATES**

<b>City Rates<sup>4</sup></b>		<b>0.758080%</b>
Corporate	0.250260%	
Bonds and Interest	0.039720%	
I.M.R.F.	0.107950%	
Police Protection	0.083970%	
Police Pension	0.169410%	
Garbage	0.000000%	
Audit	0.007200%	
Liability Insurance	0.009600%	
Social Security/IMRF	0.071970%	
School Crossing Guard	0.006000%	
Unemployment Insurance	0.012000%	
Road and Bridge Transfer	0.000000%	
<b>Bristol Township<sup>4</sup></b>		<b>10.847900%</b>
County	0.808500%	
Bristol-Kendall Fire Protection District	0.804100%	
Forest Preserve	0.182600%	
JR College #516	0.597300%	
Yorkville Library	0.329900%	
Yorkville/Bristol Sanitary District	0.000000%	
Bristol Township	0.135400%	
Bristol Road District	0.281800%	
School District CU-115	7.708300%	
<b>Total Tax Rate</b>		<b>11.605980%</b>

3 Source: Kendall County, for Tax Codes BR005, BR066, and BR079.

## **EXHIBIT A**

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***UNITED CITY OF YORKVILLE SSA No. 2005-109***

***2015 AMENDED SPECIAL TAX ROLL***

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United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

				2015 Special Tax Levy		
PIN	Lot	Land Use	# of Units	Original Amount Levied	Amount to be Abated	Amount to be Collected
First Series - Single Family Property						
02-04-328-027	1240	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-028	1239	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-029	1238	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-030	1237	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-031	1236	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-032	1235	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-033	1234	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-034	1233	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-035	1232	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-036	1231	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-037	1230	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-038	1229	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-039	1228	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-040	1227	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-041	1226	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-328-042	1225	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-332-001	1210	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-332-002	1211	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-332-003	1212	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-001	1253	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-002	1252	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-003	1251	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-004	1250	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-005	1245	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-006	1244	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-007	1243	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-008	1242	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-333-009	1241	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-002	1213	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-003	1214	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-004	1215	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-005	1216	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-006	1217	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-007	1218	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-008	1219	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-009	1220	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-010	1221	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-011	1222	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-012	1223	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-404-013	1224	SFD	1	\$2,432.00	\$561.90	\$1,870.10

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-405-001	1249	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-405-002	1248	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-405-003	1247	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-405-004	1246	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-003	1093	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-004	1094	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-005	1095	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-006	1096	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-007	1097	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-008	1098	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-009	1099	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-010	1100	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-406-011	1101	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-002	1092	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-003	1091	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-004	1090	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-005	1089	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-006	1088	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-007	1087	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-008	1086	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-009	1085	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-407-010	1084	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-001	1131	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-002	1132	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-003	1133	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-004	1134	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-005	1135	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-006	1136	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-007	1137	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-008	1138	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-009	1123	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-010	1124	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-011	1125	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-012	1126	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-013	1127	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-014	1128	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-015	1129	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-408-016	1130	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-002	977	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-003	978	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-004	979	SFD	1	\$2,432.00	\$561.90	\$1,870.10

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-409-005	980	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-006	981	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-007	982	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-008	983	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-009	984	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-010	985	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-409-011	986	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-001	1012	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-002	1013	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-003	1014	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-004	1015	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-005	1016	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-006	1017	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-007	1018	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-008	1019	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-009	1023	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-010	1024	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-011	1025	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-012	1026	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-410-013	1027	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-001	1011	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-002	1010	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-003	1009	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-004	1008	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-005	1007	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-006	1006	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-007	1005	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-008	1004	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-009	1003	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-010	1002	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-011	1001	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-012	1000	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-013	999	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-411-014	998	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-425-001	1102	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-425-002	1103	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-425-003	1104	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-425-004	1105	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-001	1116	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-002	1117	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-003	1118	SFD	1	\$2,432.00	\$561.90	\$1,870.10

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-426-004	1119	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-005	1120	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-006	1121	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-007	1122	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-008	1106	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-009	1107	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-010	1108	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-011	1109	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-012	1110	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-013	1111	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-014	1112	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-015	1113	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-016	1114	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-426-017	1115	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-002	1028	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-003	1029	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-004	1030	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-005	1031	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-006	1032	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-007	1033	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-008	1034	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-009	1035	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-010	1036	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-011	1037	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-012	1038	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-014	1039	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-015	1040	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-427-016	1041	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-001	987	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-002	988	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-003	989	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-004	990	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-005	991	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-006	992	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-007	993	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-008	994	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-010	996	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-429-011	997	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-430-001	1022	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-430-002	1021	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-430-003	1020	SFD	1	\$2,432.00	\$561.90	\$1,870.10

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-452-001	1163	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-002	1162	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-003	1161	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-004	1160	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-005	1159	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-006	1158	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-007	1157	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-008	1156	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-009	1147	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-010	1146	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-011	1145	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-012	1144	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-013	1143	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-014	1142	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-015	1141	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-016	1140	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-452-017	1139	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-001	1209	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-002	1208	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-003	1207	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-004	1206	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-005	1205	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-006	1204	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-007	1203	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-453-008	1202	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-454-001	1083	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-454-002	1082	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-454-003	1081	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-454-004	1080	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-454-005	1079	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-454-006	1078	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-001	1155	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-002	1154	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-003	1148	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-004	1149	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-005	1150	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-006	1151	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-007	1152	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-476-008	1153	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-477-001	1197	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-477-002	1198	SFD	1	\$2,432.00	\$561.90	\$1,870.10



United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-477-003	1199	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-477-004	1200	SFD	1	\$2,432.00	\$561.90	\$1,870.10
02-04-477-005	1201	SFD	1	\$2,432.00	\$561.90	\$1,870.10
		Subtotal	207	\$503,424.00	\$116,313.30	\$387,110.70
First Series - Townhome Property						
02-04-325-002	421	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-003	422	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-004	423	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-005	424	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-007	420	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-008	419	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-009	418	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-010	417	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-012	413	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-013	414	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-014	415	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-015	416	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-017	412	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-018	411	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-019	410	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-020	409	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-022	405	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-023	406	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-024	407	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-025	408	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-027	404	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-028	403	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-029	402	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-030	401	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-032	397	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-033	389	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-034	399	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-035	400	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-037	396	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-038	395	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-039	394	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-040	393	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-042	392	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-043	391	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-044	390	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-045	389	THM	1	\$1,971.00	\$455.38	\$1,515.62

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-325-047	388	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-048	387	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-049	386	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-050	385	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-051	384	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-052	383	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-054	382	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-055	381	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-056	380	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-057	379	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-059	375	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-060	376	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-061	377	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-062	378	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-064	374	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-065	373	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-066	372	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-325-067	371	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-002	313	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-003	314	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-004	315	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-005	316	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-006	317	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-007	318	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-009	319	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-010	320	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-011	321	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-012	322	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-013	323	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-014	324	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-016	325	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-017	326	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-018	327	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-019	328	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-021	329	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-022	330	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-023	331	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-024	332	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-026	333	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-027	334	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-028	335	THM	1	\$1,971.00	\$455.38	\$1,515.62

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-326-029	336	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-030	337	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-031	338	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-033	339	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-034	340	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-035	341	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-036	342	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-038	346	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-039	345	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-040	344	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-041	343	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-043	350	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-044	349	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-045	348	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-326-046	347	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-002	430	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-003	429	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-004	428	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-005	427	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-006	426	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-007	425	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-009	431	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-010	432	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-011	433	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-012	434	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-013	435	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-014	436	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-016	437	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-017	438	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-018	439	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-019	440	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-020	441	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-021	442	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-023	446	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-024	445	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-025	444	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-026	443	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-028	450	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-029	449	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-030	448	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-031	447	THM	1	\$1,971.00	\$455.38	\$1,515.62

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-327-033	454	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-034	453	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-035	452	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-327-036	451	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-002	351	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-003	352	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-004	353	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-005	354	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-007	355	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-008	356	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-009	357	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-010	358	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-012	359	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-013	360	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-014	361	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-015	362	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-017	363	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-018	364	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-019	365	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-020	366	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-022	367	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-023	368	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-024	369	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-328-025	370	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-002	175	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-003	176	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-004	177	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-005	178	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-006	179	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-007	180	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-009	181	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-010	182	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-011	183	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-012	184	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-013	185	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-014	186	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-016	187	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-017	188	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-018	189	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-019	190	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-021	191	THM	1	\$1,971.00	\$455.38	\$1,515.62

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-329-022	192	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-023	193	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-024	194	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-025	195	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-026	196	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-028	197	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-029	198	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-030	199	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-031	200	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-033	201	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-034	202	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-035	203	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-036	204	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-038	205	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-039	206	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-040	207	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-041	208	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-043	209	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-044	210	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-045	211	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-046	212	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-048	213	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-049	214	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-050	215	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-329-051	216	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-002	312	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-003	311	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-004	310	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-005	309	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-006	308	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-007	307	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-009	275	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-010	276	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-011	277	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-012	278	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-014	279	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-015	263	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-016	262	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-017	261	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-018	283	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-019	284	THM	1	\$1,971.00	\$455.38	\$1,515.62

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-330-021	303	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-022	304	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-023	305	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-330-024	306	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-002	274	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-003	273	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-004	272	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-005	271	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-007	270	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-008	269	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-009	268	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-010	267	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-011	266	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-012	265	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-014	264	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-015	263	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-016	262	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-331-017	261	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-002	217	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-003	218	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-004	219	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-005	220	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-007	221	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-008	222	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-009	223	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-010	224	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-012	225	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-013	226	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-014	227	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-015	228	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-017	229	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-018	230	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-019	231	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-401-020	232	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-002	285	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-003	286	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-004	287	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-005	288	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-007	289	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-008	290	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-009	291	THM	1	\$1,971.00	\$455.38	\$1,515.62

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-402-010	292	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-012	293	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-013	294	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-014	295	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-015	296	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-016	297	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-017	298	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-019	299	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-020	300	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-021	301	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-402-022	302	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-002	233	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-003	234	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-004	235	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-005	236	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-006	237	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-007	238	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-009	239	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-010	240	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-011	241	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-012	242	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-014	243	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-015	244	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-016	245	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-017	246	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-019	247	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-020	248	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-021	249	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-022	250	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-024	251	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-025	252	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-026	253	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-027	254	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-029	255	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-030	256	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-031	257	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-032	258	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-033	259	THM	1	\$1,971.00	\$455.38	\$1,515.62
02-04-403-034	260	THM	1	\$1,971.00	\$455.38	\$1,515.62
Subtotal			280	\$551,880.00	\$127,506.40	\$424,373.60

First Series - Condominium Property

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-018	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-019	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-020	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-021	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-022	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-023	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-024	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-025	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-026	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-027	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-028	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-029	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-030	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-031	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-032	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-033	1628	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-035	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-036	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-037	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-038	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-039	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-040	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-041	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-042	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-043	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-044	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-045	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-046	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-047	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-048	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-049	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-050	1629	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-052	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-053	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-054	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-055	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-056	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-057	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-058	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-059	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-060	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24



United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-061	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-062	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-063	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-064	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-065	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-066	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-067	1630	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-069	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-070	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-071	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-072	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-073	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-074	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-075	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-076	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-077	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-078	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-079	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-080	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-081	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-082	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-083	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-084	1631	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-086	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-087	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-088	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-089	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-090	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-091	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-092	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-093	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-094	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-095	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-096	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-097	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-098	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-099	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-100	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-101	1632	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-228	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-229	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-230	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-231	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-232	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-233	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-234	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-235	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-236	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-237	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-238	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-239	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-240	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-241	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-242	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-243	1633	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-245	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-246	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-247	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-248	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-249	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-250	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-251	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-252	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-253	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-254	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-255	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-256	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-258	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-259	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-260	1660	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-262	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-263	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-264	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-265	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-266	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-267	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-268	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-269	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-270	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-271	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-272	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-273	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-274	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-275	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-276	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-277	1659	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-312	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-313	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-314	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-315	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-316	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-317	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-318	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-320	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-321	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-322	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-323	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-324	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-325	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-326	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-327	1657	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-329	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-330	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-331	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-332	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-333	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-334	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-335	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-336	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-337	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-338	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-339	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-340	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-341	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-342	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-343	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-344	1658	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-377	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-378	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-379	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-380	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-381	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-382	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-383	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-384	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-385	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-386	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-387	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-388	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-389	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-390	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-391	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-392	1656	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-411	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-412	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-413	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-414	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-415	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-416	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-417	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-418	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-419	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-420	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-421	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-422	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-423	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-424	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-425	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-426	1655	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-437	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-438	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-439	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-440	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-441	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-442	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-443	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-444	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-445	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-446	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-447	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-448	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-449	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-450	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-451	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-452	1654	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-479	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-480	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-481	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-482	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-483	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-484	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-485	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-486	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-487	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-488	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-489	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-490	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-491	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-492	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-493	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-494	1653	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-513	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-514	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-515	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-516	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-517	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-518	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-519	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-520	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-521	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-522	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-523	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-524	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-525	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-526	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-527	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-528	1651	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-547	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-548	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-549	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-550	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-551	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-552	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-553	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-554	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-555	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-556	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-557	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-558	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-559	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-560	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-561	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-390-562	1652	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-003	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-004	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-005	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-007	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-008	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-009	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-010	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-011	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-012	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-013	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-014	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-015	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-016	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-017	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-018	1634	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-020	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-021	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-022	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-023	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-024	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-025	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-026	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-027	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-028	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-029	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-030	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-031	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-032	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-033	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-034	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
02-04-451-035	1635	CND	1	\$1,661.00	\$383.76	\$1,277.24
Subtotal			285	\$473,385.00	\$109,371.60	\$364,013.40

Second Series - Single Family Property

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-400-015	1	SFD	40	\$97,280.00	\$97,280.00	\$0.00
02-09-100-014		SFD	82	\$199,424.00	\$199,424.00	\$0.00
02-09-200-005		SFD	101	\$245,632.00	\$245,632.00	\$0.00
02-09-200-014	77c	SFD	2	\$4,864.00	\$4,864.00	\$0.00
02-09-200-016	77d	SFD	26	\$63,232.00	\$63,232.00	\$0.00
02-09-400-008		SFD	9	\$21,888.00	\$21,888.00	\$0.00
		Subtotal	260	\$632,320.00	\$632,320.00	\$0.00
Second Series - Townhome Property						
02-09-100-012		THM	104	\$204,984.00	\$204,984.00	\$0.00
02-09-100-014		THM	104	\$204,984.00	\$204,984.00	\$0.00
02-09-200-005		THM	5	\$9,855.00	\$9,855.00	\$0.00
02-09-200-019	77e	THM	102	\$201,042.00	\$201,042.00	\$0.00
02-09-400-008		THM	15	\$29,565.00	\$29,565.00	\$0.00
		Subtotal	330	\$650,430.00	\$650,430.00	\$0.00
Second Series - Condominium Property						
02-04-375-001	1661	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-375-002	1666	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-005	1650	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-006	1663	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-007	1662	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-008	1645	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-009	1644	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-010	1664	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-011	1665	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-012	1643	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-013	1642	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-014	1641	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-015	1640	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-376-017	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-018	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-019	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-020	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-021	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-022	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-023	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-024	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-025	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-026	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-027	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-028	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-029	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00

United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-376-030	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-031	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-032	1648	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-033	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-034	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-035	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-036	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-037	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-038	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-039	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-040	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-041	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-042	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-043	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-044	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-045	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-046	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-047	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-048	1647	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-085	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-086	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-087	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-088	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-089	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-090	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-091	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-092	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-093	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-094	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-095	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-096	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-097	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-098	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-099	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-100	1649	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-119	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-120	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-121	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-122	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-123	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-124	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00



United City of Yorkville  
Special Services Area No. 2005-109  
(Bristol Bay)  
Levy Year 2015

PIN	Lot	Land Use	# of Units	2015 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-376-125	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-126	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-127	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-128	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-129	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-130	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-131	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-132	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-133	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-376-134	1646	CND	1	\$1,661.00	\$1,661.00	\$0.00
02-04-450-001	1636	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-450-002	1637	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-450-003	1639	CND	16	\$26,576.00	\$26,576.00	\$0.00
02-04-450-004	1638	CND	16	\$26,576.00	\$26,576.00	\$0.00
Subtotal			336	\$558,096.00	\$558,096.00	\$0.00
Prepaid Single Family Property						
02-04-429-009	995	PREPAYS	1	\$2,432.00	\$2,432.00	\$0.00
Subtotal			1	\$2,432.00	\$2,432.00	\$0.00
Prepaid Condominium Property						
02-04-390-257	1660	PREPAYC	1	\$1,661.00	\$1,661.00	\$0.00
02-04-390-319	1657	PREPAYC	1	\$1,661.00	\$1,661.00	\$0.00
02-04-451-006	1634	PREPAYC	1	\$1,661.00	\$1,661.00	\$0.00
Subtotal			3	\$4,983.00	\$4,983.00	\$0.00
GRAND TOTALS			1,702	\$3,376,950.00	\$2,201,452.30	\$1,175,497.70
			(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input checked="" 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"/>

City Council  
Mayors Item #2

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Agenda Item Tracking Number  
CC 2016-15

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### City Council Agenda Item Summary Memo

**Title:** Ordinance Amending Ordinance Number 2016-14 Relating to the Issuance of the City's Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016

**City Council / Committee Agenda Date:** City Council – February 23, 2016

**Synopsis:** See attached email.

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#### Council Action Previously Taken:

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

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

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

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**Submitted by:** Bart Olson Administration  
Name Department

#### Agenda Item Notes:

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Bart [REDACTED]

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**Fw: Need Change to the Agenda!**

2 messages

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Rob [REDACTED] Fri, Feb 19, 2016 at 2:21 PM  
To: "bart [REDACTED]"

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**From:** Raphael, Peter <[PRaphael@williamblair.com](mailto:PRaphael@williamblair.com)>

**Sent:** Friday, February 19, 2016 1:50 PM

**To:** rob [REDACTED]

**Subject:** FW: Need Change to the Agenda!

Bart & Rob,

There was a provision in the Parameters Ordinance that we did not meet and need to see if you can amend the agenda and adopt an amendment to the Ordinance on Tuesday. The provision in the original Parameters Ordinance limited the Original Issue Premium (OIP) to no more than 5%. In the end it came out at 5.5%.

The reason for the OIP is that bondholders today are seeking 5% coupons to protect against rising interest rates. Because the 5% coupon is above a market yield, they pay a premium. This premium acts to keep the par amount of the bond down and provides better yields (i.e. more savings) to the City. If we were to reprice the bonds to stay below the 5% OIP threshold, the savings would be diminished.

I apologize for this oversight and am asking for a change to the agenda and consideration of an amended bond ordinance on Tuesday. I can be present if needed.

Laura Bilas is drafting the amendment to the ordinance which should be no more than one page with an additional signature page. We have spoken to Kathy about this issue also.

Please let me know if the City can accommodate this request.

**Peter Raphael**, Debt Capital Markets

**William Blair & Company, L.L.C.** | 222 West Adams St., Chicago, IL, 60606

☎ (312) 364-8386 | ✉ [praphael@williamblair.com](mailto:praphael@williamblair.com)

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*should not be construed as “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934. This information is being provided for discussion purposes, and you should discuss any information and material contained in this communication with any and all internal or external advisors and experts that you deem appropriate before acting on this information or material. Unless otherwise agreed, the Firm is not acting as a municipal advisor to you and does not owe a fiduciary duty pursuant to Section 15B of the Exchange Act to you with respect to the information and material contained in this communication. In our capacity as underwriter, our primary role will be to purchase the securities as a principal in a commercial, arms’ length transaction, and we will have financial and other interests that differ from yours.*



**Ordinance Amending Ordinance 2016-14 4827-1598-9806 v.1.docx**

23K

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**Bart Olson** [REDACTED]

Fri, Feb 19, 2016 at 2:49 PM

To: praphael@williamblair.com

We're trying. Power outage and network blew up. Not a good day to do this. Should be done shortly.

[Quoted text hidden]



**Ordinance Amending Ordinance 2016-14 4827-1598-9806 v.1.docx**

23K

**ORDINANCE NUMBER 2016-\_\_**

**AN ORDINANCE AMENDING  
ORDINANCE NUMBER 2016-14  
RELATING TO THE ISSUANCE OF THE CITY'S  
SPECIAL SERVICE AREA NUMBERS 2005-108 AND 2005-109  
SPECIAL TAX REFUNDING BONDS, SERIES 2016**

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "City") on February 9, 2016 adopted Ordinance Number 2016-14 entitled "An Ordinance Providing For Issuance of United City Of Yorkville, Kendall County, Illinois Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (the "Bond Ordinance");

WHEREAS, the City desires to amend the Bond Ordinance to increase the percentage of original issue premium authorized by the Bond Ordinance;

WHEREAS, the increased original issue premium will maximize savings to the homeowners.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, as follows:

Section 1. Preambles and Ratification. The preambles to this Ordinance are incorporated by this reference as if set out in full. The City Council hereby ratifies and confirms the Bond Ordinance and all covenants, pledges, grants and conveyances made pursuant to the Bond Ordinance except as set forth herein.

Section 2. Amendment to Bond Ordinance. The first sentence of Section 4 of the Bond Ordinance is hereby amended to authorize an original issue premium of not to exceed 6% of the principal amount of the Bonds (as defined in the Bond Ordinance).

Section 3. Superseder and Effective Dates. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this Ordinance are superseded to the extent of such conflict.

Section 4. Emergency Measure. This Ordinance being a matter of urgency because of the desire of all parties to issue the Bonds on February 29, 2016, it shall take effect immediately upon its passage and approval.

PASSED BY THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL  
COUNTY, ILLINOIS this February 23, 2016.

VOTING AYE: \_\_\_\_\_  
VOTING NAY: \_\_\_\_\_  
ABSENT: \_\_\_\_\_  
ABSTAINED: \_\_\_\_\_  
NOT VOTING: \_\_\_\_\_

APPROVED by the Mayor this February 23, 2016

\_\_\_\_\_  
Mayor

ATTEST:

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



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 checked="" type="checkbox"/>

Agenda Item Number

PKBD #1

Tracking Number

CC 2016-12

### Agenda Item Summary Memo

**Title:** Resolution Approving an Amendment to Project Agreement #OS 14-1905 with the Illinois Department of Natural Resources (Bristol Bay 65 Grant)

**Meeting and Date:** City Council – February 23, 2016

**Synopsis:** See attached memo.

### Council Action Previously Taken:

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

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

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** \_\_\_\_\_

**Submitted by:** \_\_\_\_\_ Tim Evans \_\_\_\_\_ Parks and Recreation  
Name Department

### Agenda Item Notes:

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*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](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](http://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at [http://www.yorkville.il.us/gov\\_officials.php](http://www.yorkville.il.us/gov_officials.php)*



# Memorandum



To: Yorkville City Council  
From: Tim Evans, Director of Parks and Recreation  
CC: Bart Olson, City Administrator  
Date: February 15, 2016  
Subject: Bristol Bay 65 Grant one-year extension agreement

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## Summary

A review of the Bristol Bay 65 grant one-year extension agreement with the Illinois Department of Natural Resources (IDNR).

## Background

In April, 2014, the United City of Yorkville Parks and Recreation Department was awarded an Open Space Lands Acquisition and Development (OSLAD) grant to further develop Bristol Bay 65 Park. As part of the grant agreement, the City is using 61.22 acres of the Openlands donation property as the land matching part of the grant, map attached. On March 9, 2015, the City was notified by IDNR that the grant had been suspended until further notice. Until the grant is reinstated, there is a \$1,000 a month holding fee on the donation property, as we cannot begin the process of taking ownership of the acreage with the grant suspended.

Since the grant remains suspended and is set to expire on June 30, 2016, we have requested a one-year extension of the grant as we continue to monitor its status. Attached are copies of the proposed one-year grant extension agreement and associated forms.

## Recommendation

Additional analysis will be presented verbally at the meeting. If the grant is reinstated within the next year, we can move forward with the Bristol Bay 65 Park redevelopment immediately and not have to be delayed by reapplying for an extension. Staff seeks City Council approval of the Park Board recommendation to approve the one-year Bristol Bay 65 Grant extension agreement with the Illinois Department of Natural Resources (IDNR).





## **United City of Yorkville**

800 Game Farm Road  
Yorkville, Illinois 60560  
Telephone: 630-553-4350  
[www.yorkville.il.us](http://www.yorkville.il.us)

Judy Bauer  
Grants Administrator  
Dept. of Natural Resources  
Division Of Grants  
One Natural Resources Way  
Springfield IL 62702-1272

### **One (1) Year Extension Request for the Yorkville OS-14-1905 Bristol Bay 65 Grant.**

Dear Ms. Bauer:

The United City of Yorkville Parks and Recreation Department is formally requesting a one (1) year extension of the Yorkville OS-14-1905 Bristol Bay 65 Grant, set to expire on 6-30-2016 to now expire on 6-30-2017. We are requesting this extension due to being notified of the grant's suspension on March 9, 2015. Please feel free to call or e-mail if you have any additional questions.

Thank you for the consideration.

Timothy V. Evans, CPRP  
Director of Parks and Recreation  
United City of Yorkville Parks and Recreation Department  
630-553-4357  
[tevans@yorkville.il.us](mailto:tevans@yorkville.il.us)  
Like the Parks and Recreation Department at: [Facebook.com/YorkvilleParksandRec](https://www.facebook.com/YorkvilleParksandRec)  
Visit and register for classes at: [www.yorkvilleparksandrecreation.com](http://www.yorkvilleparksandrecreation.com)

**AMENDMENT TO PROJECT AGREEMENT**

THIS AMENDMENT TO Project Agreement # OS 14-1905 is hereby made and agreed upon by the Illinois Department of Natural Resources and by the United City of Yorkville pursuant to the Open Space Lands Acquisition and Development Act, as amended, (525 ILCS, 35/1, et. seq.).

The Sponsor and the IDNR, in mutual consideration of the promises made herein and in the Project Agreement of which this is an amendment, do promise as follows:

That the rationale for making the contract amendment is as follows: Extend the agreement ending date from June 30, 2016 to June 30, 2017.

[ X ] The circumstances that necessitate the change in performance were not reasonably foreseeable at the time the contract was signed.

[ X ] The change is germane to the original contract as signed.

[ X ] The circumstances that necessitate the change in performance are in the best interest of the unit of State or local government and authorized by law.

Specific circumstances requiring this amendment are: Project completion has been delayed due to grant suspension by the State of Illinois. A copy of the letter request from the United City of Yorkville to extend the ending date of this grant is attached and incorporated by reference as Exhibit "A".

In all other respects the Project Agreement of which this is an amendment, and the plans and specifications relevant thereto, shall remain in full force and effect. In witness whereof, the parties hereto have executed this amendment as of the date entered below.

**PROJECT SPONSOR**

**STATE OF ILLINOIS**

United City of Yorkville  
(Agency)

IL Department of Natural Resources  
(Agency)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Director - Signature)

\_\_\_\_\_  
(Name)

Wayne Rosenthal  
(Director - Name)

\_\_\_\_\_  
(Title)

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

\_\_\_\_\_  
(Date)

Required additional signatures for contracts and contract renewals totaling \$250,000 or more per 30 ILCS 105/9.02.

\_\_\_\_\_  
(DNR Chief Legal Counsel-Signature) Date

\_\_\_\_\_  
(DNR Chief Legal Counsel-Name)

\_\_\_\_\_  
(DNR Chief Fiscal Officer-Signature) Date

\_\_\_\_\_  
(DNR Chief Fiscal Officer-Name)

( ) IDNR Copy  
( ) Sponsor Copy

**TAXPAYER IDENTIFICATION NUMBER**

Attachment A

I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. person (including a U.S. resident alien).
  - If you are an individual, enter your name and SSN as it appears on your Social Security Card.
  - If you are a sole proprietor, enter the owner's name on the name line followed by the name of the business and the owner's SSN or EIN.
  - If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's name on the name line and the d/b/a on the business name line and enter the owner's SSN or EIN.
  - If the LLC is a corporation or partnership, enter the entity's business name and EIN and for corporations, attach IRS acceptance letter (CP261 or CP277).
  - For all other entities, enter the name of the entity as used to apply for the entity's EIN and the EIN.

**Name:** United City of Yorkville

or

**Business Name:** \_\_\_\_\_**Taxpayer Identification Number:**

Social Security Number \_\_\_\_\_

or

Employer Identification Number 36-6006169**Legal Status (check one):**

- |   |   |
|---|---|
| <input type="checkbox"/> Individual   | <input checked="" type="checkbox"/> Governmental  |
| <input type="checkbox"/> Sole Proprietor  | <input type="checkbox"/> Nonresident alien  |
| <input type="checkbox"/> Partnership  | <input type="checkbox"/> Estate or trust  |
| <input type="checkbox"/> Legal Services Corporation   | <input type="checkbox"/> Pharmacy (Non-Corp.)   |
| <input type="checkbox"/> Tax-exempt   | <input type="checkbox"/> Pharmacy/Funeral Home/Cemetery (Corp.)   |
| <input type="checkbox"/> Corporation providing or billing medical and/or health care services     | <input type="checkbox"/> Limited Liability Company (select applicable tax classification) <ul style="list-style-type: none"><li><input type="checkbox"/> D = disregarded entity</li><li><input type="checkbox"/> C = corporation</li><li><input type="checkbox"/> P = partnership</li></ul> |
| <input type="checkbox"/> Corporation NOT providing or billing medical and/or health care services |   |

**Signature:** \_\_\_\_\_**Date:** \_\_\_\_\_

## STANDARD CERTIFICATIONS

Vendor acknowledges and agrees that compliance with this section and each subsection for the term of the contract and any renewals is a material requirement and condition of this contract. By executing this contract Vendor certifies compliance with this section and each subsection and is under a continuing obligation to remain in compliance and report any non-compliance.

This section, and each subsection, applies to subcontractors used on this contract. Vendor shall include these Standard Certifications in any subcontract used in the performance of the contract using the Standard Subcontractor Certification form provided by the State.

If this contract extends over multiple fiscal years including the initial term and all renewals, Vendor and its subcontractors shall confirm compliance with this section in the manner and format determined by the State by the date specified by the State and in no event later than July 1 of each year that this contract remains in effect.

If the Parties determine that any certification in this section is not applicable to this contract it may be stricken without affecting the remaining subsections.

1. As part of each certification, Vendor acknowledges and agrees that should Vendor or its subcontractors provide false information, or fail to be or remain in compliance with the Standard Certification requirements, one or more of the following sanctions will apply:

- the contract may be void by operation of law,
- the State may void the contract, and
- the Vendor and its subcontractors may be subject to one or more of the following: suspension, debarment, denial of payment, civil fine, or criminal penalty.

Identifying a sanction or failing to identify a sanction in relation to any of the specific certifications does not waive imposition of other sanctions or preclude application of sanctions not specifically identified.

2. Vendor certifies it and its employees will comply with applicable provisions of the U.S. Civil Rights Act, Section 504 of the Federal Rehabilitation Act, the Americans with Disabilities Act (42 U.S.C. § 12101 et seq.) and applicable rules in performance under this contract.

3. Vendor certifies it is not in default on an educational loan (5 ILCS 385/3). This applies to individuals, sole proprietorships, partnerships and individuals as members of LLCs.

4. Vendor (if an individual, sole proprietor, partner or an individual as member of a LLC) certifies it has not received an (i) an early retirement incentive prior to 1993 under Section 14-108.3 or 16-133.3 of the Illinois Pension Code, 40 ILCS 5/14-108.3 and 40 ILCS 5/16-133.3, or (ii) an early retirement incentive on or after 2002 under Section 14-108.3 or 16-133.3 of the Illinois Pension Code, 40 ILCS 5/14-108.3 and 40 ILCS 5/16-133, (30 ILCS 105/15a).

5. Vendor certifies it is a properly formed and existing legal entity (30 ILCS 500/1.15.80, 20-43); and as applicable has obtained an assumed name certificate from the appropriate authority, or has registered to conduct business in Illinois and is in good standing with the Illinois Secretary of State.

6. To the extent there was a incumbent Vendor providing the services covered by this contract and the employees of that Vendor that provide those services are covered by a collective bargaining agreement, Vendor certifies (i) that it will offer to assume the collective bargaining obligations of the prior employer, including any existing collective bargaining agreement with the bargaining representative of any existing collective bargaining unit or units performing substantially similar work to the services covered by the contract subject to its bid or offer; and (ii) that it shall offer employment to all employees currently employed in any existing bargaining unit performing substantially similar work that will be performed under this contract (30 ILCS 500/25-80). This does not apply to heating, air conditioning, plumbing and electrical service contracts.

7. Vendor certifies it has not been convicted of bribing or attempting to bribe an officer or employee of the State of Illinois or any other State, nor has Vendor made an admission of guilt of such conduct that is a matter of record (30 ILCS 500/50-5).

8. If Vendor has been convicted of a felony, Vendor certifies at least five years have passed after the date of completion of the sentence for such felony, unless no person held responsible by a prosecutor's office for the facts upon which the conviction was based continues to have any involvement with the business (30 ILCS 500/50-10).

9. If Vendor, or any officer, director, partner, or other managerial agent of Vendor, has been convicted of a felony under the Sarbanes-Oxley Act of 2002, or a Class 3 or Class 2 felony under the Illinois Securities Law of 1953, Vendor certifies at least five years have passed since the date of the conviction. Vendor further certifies that it is not barred from being awarded a contract and acknowledges that the State shall declare the contract void if this certification is false (30 ILCS 500/50-10.5).
10. Vendor certifies it is not barred from having a contract with the State based on violating the prohibition on providing assistance to the state in identifying a need for a contract (except as part of a public request for information process) or by reviewing, drafting or preparing solicitation or similar documents for the State (30 ILCS 500/50-10.5e).
11. Vendor certifies that it and its affiliates are not delinquent in the payment of any debt to the State (or if delinquent has entered into a deferred payment plan to pay the debt), and Vendor and its affiliates acknowledge the State may declare the contract void if this certification is false (30 ILCS 500/50-11) or if Vendor or an affiliate later becomes delinquent and has not entered into a deferred payment plan to pay off the debt (30 ILCS 500/50-60).
12. Vendor certifies that it and all affiliates shall collect and remit Illinois Use Tax on all sales of tangible personal property into the State of Illinois in accordance with provisions of the Illinois Use Tax Act (30 ILCS 500/50-12) and acknowledges that failure to comply can result in the contract being declared void.
13. Vendor certifies that it has not been found by a court or the Pollution Control Board to have committed a willful or knowing violation of the Environmental Protection Act within the last five years, and is therefore not barred from being awarded a contract (30 ILCS 500/50-14).
14. Vendor certifies it has not paid any money or valuable thing to induce any person to refrain from bidding on a State contract, nor has Vendor accepted any money or other valuable thing, or acted upon the promise of same, for not bidding on a State contract (30 ILCS 500/50-25).
15. Vendor certifies it is not in violation of the "Revolving Door" section of the Illinois Procurement Code (30 ILCS 500/50-30).
16. Vendor certifies that it has not retained a person or entity to attempt to influence the outcome of a procurement decision for compensation contingent in whole or in part upon the decision or procurement (30 ILCS 500/50-38).
17. Vendor certifies it will report to the Illinois Attorney General and the Chief Procurement Officer any suspected collusion or other anti-competitive practice among any bidders, offerors, contractors, proposers or employees of the State (30 ILCS 500/50-40, 50-45, 50-50).
18. In accordance with the Steel Products Procurement Act, Vendor certifies steel products used or supplied in the performance of a contract for public works shall be manufactured or produced in the United States, unless the executive head of the procuring agency grants an exception (30 ILCS 565).
19. a) If Vendor employs 25 or more employees and this contract is worth more than \$5000, Vendor certifies it will provide a drug free workplace pursuant to the Drug Free Workplace Act.  
b) If Vendor is an individual and this contract is worth more than \$5000, Vendor shall not engage in the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance during the performance of the contract (30 ILCS 580).
20. Vendor certifies that neither Vendor nor any substantially owned affiliate is participating or shall participate in an international boycott in violation of the U.S. Export Administration Act of 1979 or the applicable regulations of the U.S. Department of Commerce. This applies to contracts that exceed \$10,000 (30 ILCS 582).
21. Vendor certifies it has not been convicted of the offense of bid rigging or bid rotating or any similar offense of any state or of the United States (720 ILCS 5/33 E-3, E-4).
22. Vendor certifies it complies with the Illinois Department of Human Rights Act and rules applicable to public contracts, including equal employment opportunity, refraining from unlawful discrimination, and having written sexual harassment policies (775 ILCS 5/2-105).
23. Vendor certifies it does not pay dues to or reimburse or subsidize payments by its employees for any dues or fees to any "discriminatory club" (775 ILCS 25/2).

24. Vendor certifies it complies with the State Prohibition of Goods from Forced Labor Act, and certifies that no foreign-made equipment, materials, or supplies furnished to the State under the contract have been or will be produced in whole or in part by forced labor, or indentured labor under penal sanction (30 ILCS 583).

25. Vendor certifies that no foreign-made equipment, materials, or supplies furnished to the State under the contract have been produced in whole or in part by the labor or any child under the age of 12 (30 ILCS 584).

26. Vendor certifies that it is not in violation of Section 50-14.5 of the Illinois Procurement Code (30 ILCS 500/50-14.5) that states: "Owners of residential buildings who have committed a willful or knowing violation of the Lead Poisoning Prevention Act (410 ILCS 45) are prohibited from doing business with the State until the violation is mitigated".

27. Vendor warrants and certifies that it and, to the best of its knowledge, its subcontractors have and will comply with Executive Order No. 1 (2007). The Order generally prohibits Vendors and subcontractors from hiring the then-serving Governor's family members to lobby procurement activities of the State, or any other unit of government in Illinois including local governments if that procurement may result in a contract valued at over \$25,000. This prohibition also applies to hiring for that same purpose any former State employee who had procurement authority at any time during the one-year period preceding the procurement lobbying activity.

28. Vendor certifies that information technology, including electronic information, software, systems and equipment, developed or provided under this contract will comply with the applicable requirements of the Illinois Information Technology Accessibility Act Standards as published at [www.dhs.state.il.us/iitaa](http://www.dhs.state.il.us/iitaa). (30 ILCS 587)

29. Vendor certifies that it has read, understands, and is in compliance with the registration requirements of the Elections Code (10 ILCS 5/9-35) and the restrictions on making political contributions and related requirements of the Illinois Procurement Code (30 ILCS 500/20-160 and 50-37). Vendor will not make a political contribution that will violate these requirements. These requirements are effective for the duration of the term of office of the incumbent Governor or for a period of 2 years after the end of the contract term, whichever is longer.

In accordance with section 20-160 of the Illinois Procurement Code, Vendor certifies as applicable:

☒ Vendor is not required to register as a business entity with the State Board of Elections.

or

☐ Vendor has registered **and has attached a copy** of the official certificate of registration as issued by the State Board of Elections. As a registered business entity, Vendor acknowledges a continuing duty to update the registration as required by the Act.

VENDOR (show Company name and DBA)

United City of Yorkville

Signature \_\_\_\_\_

Printed Name Gary J. Golinski

Title Mayor Date \_\_\_\_\_

Address 800 Game Garm Road

Yorkville, IL 60560



**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
APPROVING AN AMENDMENT TO PROJECT AGREEMENT # OS 14-1905 WITH THE  
ILLINOIS DEPARTMENT OF NATURAL RESOURCES**

**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**, the City and the Illinois Department of Natural Resources entered into a Project Agreement for Project # OS 14-1905 (the “Agreement”) in 2014, which Agreement authorized grant reimbursement on the Bristol Bay 65 Park project and provided for a project end date of June 30, 2016; and,

**WHEREAS**, the City was notified on March 9, 2015 that the grant for the Bristol Bay 65 Park project was suspended; and,

**WHEREAS**, the City now desires to extend the project end date set forth in the Agreement to June 30, 2017.

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

**Section 1.** That the Amendment to Project Agreement and the documents related to the Amendment entitled Taxpayer Identification Number, Standard Certifications, and Disclosures and Conflicts of Interest, attached hereto and made a part hereof, are hereby approved and the Mayor is hereby authorized to execute and deliver said Amendment and related documents on behalf of the United City of Yorkville.

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

*Passed* by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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CITY CLERK

CARLO COLOSIMO \_\_\_\_\_  
JACKIE MILSCHEWSKI \_\_\_\_\_  
CHRIS FUNKHOUSER \_\_\_\_\_  
DIANE TEELING \_\_\_\_\_

KEN KOCH \_\_\_\_\_  
LARRY KOT \_\_\_\_\_  
JOEL FRIEDERS \_\_\_\_\_  
SEAVER TARULIS \_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

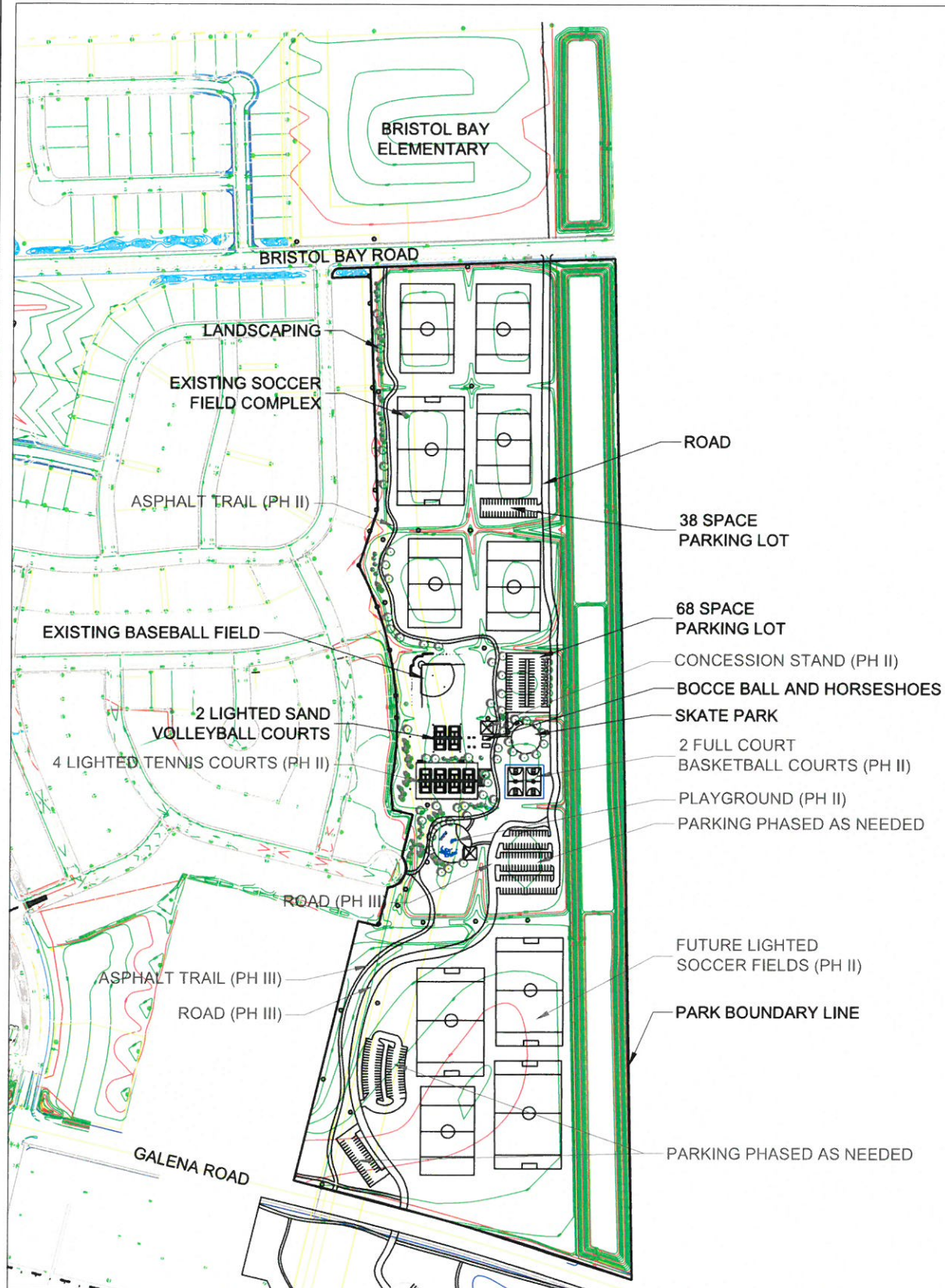
*Attest:*

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

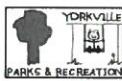


# THE REGIONAL PARK AT BRISTOL BAY

## CONCEPTUAL DEVELOPMENT PLAN



United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois 60560  
Telephone: 630-553-8545  
Fax: 630-553-3436



Yorkville Parks & Recreation Dept.  
201 W. Hydraulic St.  
Yorkville, Illinois 60560  
Telephone: 630-553-4341  
Fax: 630-553-4347

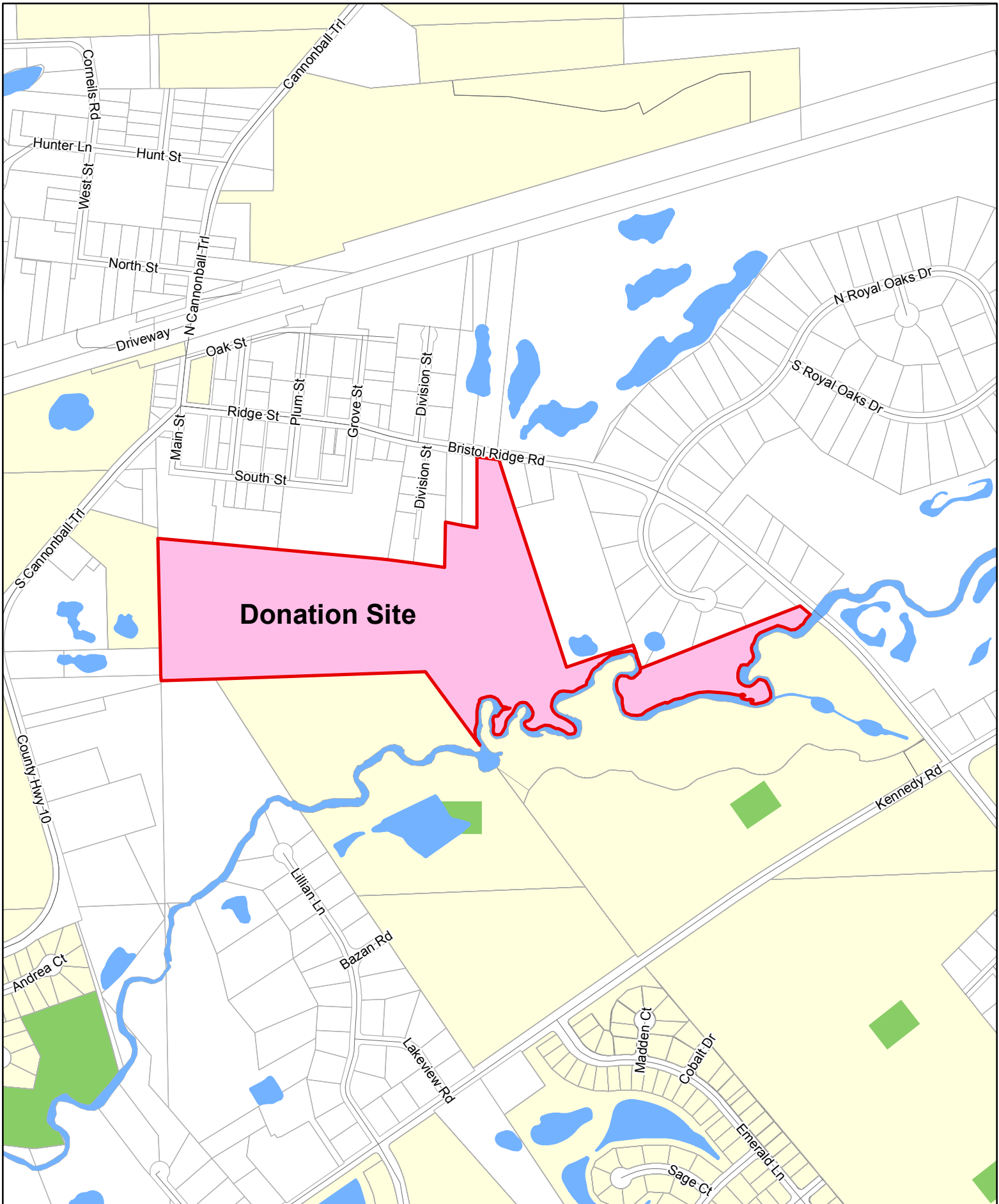
0 50 100 150 200 250 300

SCALE 1"=150'-0"  
JUNE 5, 2013

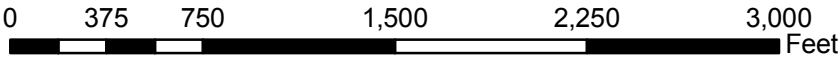
DRAWN BY: LAURA SCHRAW



NORTH



**Bristol Bay 65**  
**Donation Site**





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

PC #1

Tracking Number

PC 2016-02

### Agenda Item Summary Memo

**Title:** Law Office – Proposed Special Use for a Bar/Tavern – Nightclub or Lounge

**Meeting and Date:** City Council/February 23, 2016

**Synopsis:** Request for Special Use Authorization for a Bar/Tavern – Nightclub or Lounge

### Council Action Previously Taken:

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

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

**Type of Vote Required:** Majority

**Council Action Requested:** Vote

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

### Agenda Item Notes:

See attached memo.



# Memorandum

To: City Council  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: February 16, 2016  
Subject: **PC 2016-02 - Law Office – 226 South Bridge Street**  
Proposed Special Use for a Bar/Tavern – Nightclub or Lounge

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## **Background & Request:**

The petitioner, The Law Office Corporation, has filed an application with the United City of Yorkville, Kendall County, Illinois requesting special use permit approval for the operation of a proposed bar/tavern with live music within an existing building zoned in the B-2 General Business District. The property is located at 226 South Bridge Street, the northeast corner of IL Route 47 and Van Emmon Street in downtown Yorkville. The building was formerly occupied as professional offices for attorneys.

The current owners of the property are in the process of remodeling the interior of the first floor in the existing 2-story building. The proposed plan called for the complete gutting of the approximately 1,500 square foot building's main level and renovating the space to feature a bar area, limited tables with seating, and a step-up platform area in the front of the building to be used as a stage for live performances. Restrooms for patrons and bar staff will be provided in the rear of the building. While the front of the existing building has a doorway entrance, the remodeled space will keep the appearance of a glass door on the façade facing IL Route 47, but main ingress and egress will occur from a side entry way off of Van Emmon Street.

The proposed bar/tavern will offer patrons the ability to purchase and consume food on the premises, but food will not be prepared onsite; nor are food preparation facilities proposed for the property at this time. It is staff's opinion that the definition of Bar/Tavern used for zoning purposes and what is used for liquor licensing is different, as zoning regulates the primary use and liquor licensing regulates a specific ancillary activity operating within the use. While other uses in the City have been issued "bar/tavern" liquor licenses, the use did not meet the zoning definition of a "tavern" which is "*a building where liquors are sold to be consumed on the premises, but not including restaurants where the principal business is serving food.*" In this instance, the petitioner's proposed use clearly meets the zoning definition of a tavern and nightclub, therefore requiring the Special Use authorization from the City.

## **PLAN COMMISSION ACTION:**

The Plan Commission reviewed the Petitioner's requests at a public hearing held on February 10, 2016 and made the following action on the motions below:

***In consideration of testimony presented during a Public Hearing on February 10, 2016 and discussion of the findings of fact, the Plan Commission recommends approval to the City Council a request for Special Use authorization for the operation of a proposed bar/tavern with live music within an existing building zoned in the B-2 General Business District located at 226 South Bridge Street.***

## **Action Item:**

Harker – aye; Vinyard – aye; Kraupner – aye; Goins- aye; Galmarini – aye; Horaz-aye– 6 ayes; 0 no

**Attachments:**

1. Draft Ordinance.
2. Staff's memorandum to the Plan Commission dated February 2, 2016.
3. Copy of Petitioner's Application w/exhibits.
4. Copy of Public Notice.



**Ordinance No. 2016-\_\_\_\_\_**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL  
COUNTY, ILLINOIS, APPROVING A SPECIAL USE  
FOR A TAVERN AT 226 SOUTH BRIDGE STREET**

**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**, under section 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*), the Mayor and City Council of the City (collectively, the “Corporate Authorities”) may provide for the classification of special uses in its zoning ordinances; and,

**WHEREAS**, pursuant to the United City of Yorkville Zoning Ordinance (the “Zoning Code”), any person owning or having an interest in property may file an application to use such land for one or more of the special uses provided for in the zoning district in which the land is situated; and,

**WHEREAS**, Dallas and Dolores Ingemunson (“the Owner”) is the owner of the property located at 226 South Bridge Street, legally described in Section 2 of this Ordinance (the “Subject Property”); and,

**WHEREAS**, under the authority of the Zoning Code, the Subject Property is located in a designated B-2 Retail Commerce Business District, and a tavern is allowed in this district with a special use permit; and,

**WHEREAS**, the Corporate Authorities have received a request from the Owner for a special use permit for the Subject Property to allow a tavern; and,

**WHEREAS**, a legal notice of publication regarding a public hearing before the Plan Commission on the proposed special use permit was duly published in a newspaper of general circulation in the City, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing; and,

**WHEREAS**, notice to property owners within 500 feet of the Subject Property identified for the special use permit was delivered by certified mail; and,

**WHEREAS**, the Plan Commission convened and held a public hearing on the 10th day of February, 2016, on the question of the special use application; and,

**WHEREAS**, the Plan Commission reviewed the standards set forth in Section 10-4-9(F) of the Zoning Code; and,

**WHEREAS**, upon conclusion of said public hearing, the Plan Commission recommended the approval of the special use for the Subject Property for a tavern use on the Subject Property.

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

**Section 1:** The above recitals are incorporated herein and made a part of this Ordinance.

**Section 2:** That the Corporate Authorities hereby approve a special use of the Subject Property, legally described as:

Lots 3 and 4 in Block 6 of Blacks Addition, excluding the right-of-way taken by document 10-11538, in the City of Yorkville, Kendall County, Illinois.,

PIN 02-33-154-025,

for use as a tavern.

**Section 3:** That the special use granted herein shall be constructed, operated and maintained in accordance with the following plans, diagrams and conditions:

- A.
- B.

**Section 4:** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

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

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

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	LARRY KOT	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
DIANE TEELING	_____	SEAVAR TARULIS	_____

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

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MAYOR



**Exhibit A**

**Legal Description of Subject Property**

(See attached)



# Memorandum

To: Plan Commission  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: February 2, 2016  
Subject: **Law Office – 226 South Bridge Street**  
Proposed Special Use for a Bar/Tavern – Nightclub or Lounge

## **Background & Request:**

The petitioner, The Law Office Corporation, has filed an application with the United City of Yorkville, Kendall County, Illinois requesting special use permit approval for the operation of a proposed bar/tavern with live music within an existing building zoned in the B-2 General Business District. The property is located at 226 South Bridge Street, the northeast corner of IL Route 47 and Van Emmon Street in downtown Yorkville. The building was formerly occupied as professional offices for attorneys.



## **Existing Conditions:**

The existing zoning and land use for properties surrounding the subject property are as indicated below:

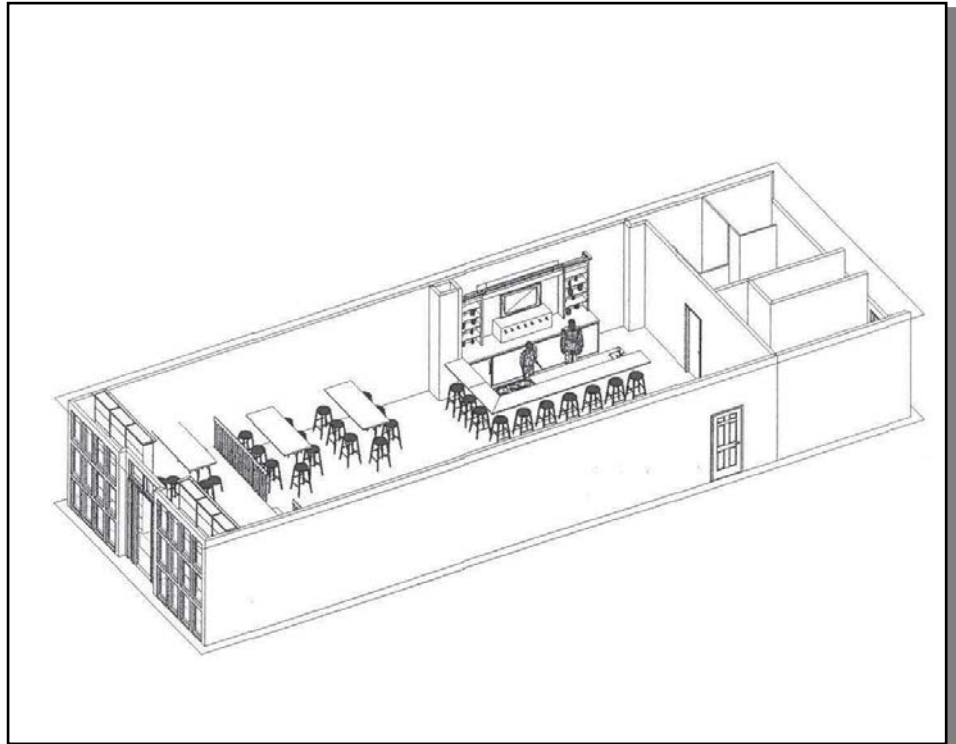
**Table 1. Surrounding Zoning and Land Uses**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	B-2, Retail Commerce Business District	Vacant (former Kendall County Record building)
<b>East</b>	B-2, Retail Commerce Business District	Kendall County Farm Bureau
<b>South</b>	B-2, Retail Commerce Business District	Fusion Gym (former Old Second Bank building)
<b>West</b>	B-2, Retail Commerce Business District	Vacant (former Cobblestone Restaurant)

### **Petitioner's Proposal:**

The current owners of the property are in the process of remodeling the interior of the first floor in the existing 2-story building. The proposed plan called for the complete gutting of the approximately 1,500 square foot building's main level and renovating the space to feature a bar area, limited tables with seating, and a step-up platform area in the front of the building to be used as a stage for live performances. Restrooms for patrons and bar staff will be provided in the rear of the building. While the front of the existing building has a doorway entrance, the remodeled space will keep the appearance of a glass door on the façade facing IL Route 47, but main ingress and egress will occur from a side entry way off of Van Emmon Street.

The images to the right and below illustrate the concept design plan for the interior of the proposed bar/tavern. While the bar/tavern will offer patrons the ability to purchase and consume food on the premises, food will not be prepared onsite; nor are food preparation facilities proposed for the property at this time.



The petitioner has obtained the requisite building permit applications for the interior demolition and remodeling activities and will be required to obtain approvals from the Kendall County Health Department and Fire Department prior to conducting a final inspection. Special Use approval by the City will be required before the Building Department can issue the final occupancy permit for the proposed use. Additionally, a City issued

Liquor License will also be required prior to the proposed bar/tavern can open for business.

### *Parking/Traffic*

Per Section 10-16-2-A-3 of the Zoning Ordinance, whenever the existing use of a building or structure changes, parking and loading facilities need to be provided as required by the current Zoning Ordinance. However, if the building or structure was erected prior to the effective date of the Zoning Ordinance (11-25-2014), additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use.

According to the Zoning Ordinance, the former office use would require two (2) parking spaces per 1,000 square foot of floor area of off-street parking and no off-street loading spaces. The current proposed use of a tavern (drinking establishment) would require three (3) parking spaces per 1,000 square feet of floor area of off-street parking and no off-street loading spaces. Based upon these requirements, the former office use would require three (3) off-street parking stalls and the current tavern use would require four (4) off-street parking stalls.

Due to the location of the property in the City's downtown, on street parking off of IL Route 47 was available which allowed the prior office use to meet the Zoning Ordinance standards. However, with the widening and reconstruction of IL Route 47 throughout the City downtown, which completed in 2015, businesses along both sides of Bridge Street in this area no longer have on street parking in front of their buildings available. As compensation for the removal of the street parking, the State of Illinois paid for the relocation of the approximately 20 on street parking spaces servicing those buildings to be consolidated into a single public parking lot located at the southeast corner of S. Main Street and W. Van Emmon Street. Approximately, 350 feet west of the subject property, within walking distance. In addition, there is a city-owned parking lot behind the subject property which provides off-street parking for all the businesses on the east side of IL Route 47, as illustrated in the aerial image below.



With regards to traffic, the Petitioner does not anticipate much in the way of substantially increased traffic for the proposed use, as most patrons will utilize either the rear parking lot or the parking facility on W. Van Emmon Street and walk to this establishment. Also, with the recent closure of the restaurants and bakery across the street on Bridge Street, this area of the downtown will not be overly burdened with significantly increased traffic than what already exists.

#### *Adequate Utilities*

Adequate public utilities already exist and are available to the subject property, as the building is serviced by City water and sewer. Since the property is not seeking to expand its building footprint onsite stormwater management is not a concern. The Yorkville Bristol Sanitary District (YBSD) will require review due to the change in use and a separate permit will be issued by them to the petitioner.

#### *Noise*

In consideration that the proposed use will have live music as entertainment, staff has reviewed the Noise Ordinance in Section 4-4-3 of the municipal code. Accordingly, commercial businesses must adhere to a maximum of 70 decibels (dB) during day time hours (7:00 am to 10:00 pm) and no more than 55 decibels (dB) to any receiving residential land during nighttime hours (10:01 pm to 6:59 am). The nearest residentially zoned and occupied property to this building is located approximately 350 feet to the east at the southwest corner of E. Van Emmon and Heustis Street.

The City is, however, in the process of reviewing and possibly revising its Noise Ordinance to take into consideration not only sound but vibration (typically produced by the bass in music). If those regulations are revised at anytime, the proposed business, if approved, would be required to meet those requirements. Staff is confident the petitioner is willing and capable of meeting the current and any future noise standards for the proposed use.

#### *Comprehensive Plan*

The 2008 Comprehensive Plan Update designates the future land use for this property as Commercial. The intent of the Commercial Land Use classification includes such uses as retail, service, restaurant and entertainment. Although the City is in the process of updating its Comprehensive Plan, it is still envisioned that this area of the City where the subject property is located will maintain a commercial land use designation.

#### **Special Use Requirement**

In order to determine if a proposed use will require Special Use authorization to operate as a tavern or restaurant, staff references the Zoning Ordinance. **Restaurants** are defined in the Zoning Ordinance as: *Any land, building or part thereof where meals are provided for compensation, including a café, cafeteria, coffee shop, lunchroom, drive-in stand, tearoom and dining room, and including the serving of alcoholic beverages when served with and incidental to the serving of meals, where permitted.* While **Tavern or Lounge** is defined in the Zoning Ordinance as: *A building where liquors are sold to be consumed on the premises, but not including restaurants where the principal business is serving food.*



While the Zoning Ordinance does not currently have a definition for “**Bar**”, the Use Table in Section 10-6-0 of the Zoning Ordinance lists “**Tavern – nightclub or lounge**” as a Special Use in B-1, B-2, B-3, B-4, M-1 and M-2 Districts. However there is no definition in the ordinance for “nightclub”. Therefore, staff relied on Section 10-2-2-H which states “[w]ords or terms contained in this title which are not defined hereinafter, shall assume definitions as prescribed in the most current edition of the Merriam-Webster unabridged dictionary. Based upon that, the definitions used to classify a “bar” or “nightclub” in this context was “*a counter where food or especially alcoholic beverages are served*”<sup>1</sup> and “*a place that is open at night, has music, dancing, or a show, and usually serves alcoholic drinks and food*”.<sup>2</sup>

It has been staff’s interpretation that the distinction between a Tavern/Lounge and a Restaurant in the Zoning Ordinance has been the food component, particularly, the service of food. In our previous approvals of Zoning for uses where a “Bar or Tavern” Liquor License has been issued (see table below), the primary business was NOT a Tavern, but another explicitly permitted use.

**Table 2. Businesses with Bar-Tavern Licenses**

<b>Business Name</b>	<b>Address</b>	<b>Video Gaming License/Liquor License</b>	<b>Use (As Classified by Zoning)</b>	<b>Zoning (Permitted Use Y/N)</b>
Rowdy’s	210 S. Bridge Street	Yes/Class A-1	Restaurant	B-2 (Y)
Yorkville Bowl	1205 N. Bridge Street	Yes/ Class A-2	Bowling Alley	B-3 (Y)
Rosati’s Pizza	1985 Marketview Drive	Yes/ Class R-1	Restaurant	B-3 (Y)
Yorkville Moose Family Center	1502 N. Bridge Street	Yes/ Class C	Private Club or Lodge/Restaurant	B-3 (Y)
Mike & Denise Pizzeria & Pub	728 E. Veterans Pkwy	Yes/ Class BG	Restaurant	B-3 (Y)
Wings Etc. Grill & Pub	1447 Cannonball Trail	Yes/ Class BG	Restaurant	B-2 (Y)
Java Jills #3	2635 N. Bridge Street	Yes/Class A-2	Coffee Shop	B-3 (Y)
Millhurst Ale House	2075 Marketview Dr.	No (applied for gaming license 12-7-15)/Class A-1	Restaurant	B-3 (Y)
Java Jills #5	932 N. Bridge Street	No (expecting for them to apply when they receive State approval)/Class A-2	Coffee Shop	B-3 (Y)

<sup>1</sup> <http://www.merriam-webster.com/dictionary/bar>

<sup>2</sup> <http://www.merriam-webster.com/dictionary/nightclub>

It is staff's opinion that the definition of Bar/Tavern used for zoning purposes and what is used for liquor licensing is different, as zoning regulates the primary use and liquor licensing regulates a specific ancillary activity operating within the use. While other uses were issued "bar/tavern" liquor licenses, the use did not meet the zoning definition of a "tavern". In this instance, the petitioner's proposed use clearly meets the zoning definition of a tavern and nightclub, therefore requiring the Special Use authorization from the City.

### **Special Use Criteria:**

Section 10-4-9F of the City's Zoning Ordinance establishes standards for special use requests. No special use shall be recommended by the plan commission unless said commission shall find that:

1. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The proposed special use is not contrary to the objectives of the official comprehensive plan of the City as amended.

**The applicant has provided written responses to these special use standards as part of their application and requests inclusion of those responses into the public record at the February 10, 2016 Plan Commission meeting.**

### **Staff Comments:**

Staff feels that the proposed use is appropriate and similar to other drinking establishments in the immediate area to the subject property (e.g. Rowdy's and Barley Fork), with the exception that food preparation will not be provided on the premises. Additionally, the live music component in such an intimate setting adds a unique element to the proposed tavern use and is complementary to the entertainment intent of the commercial land use designation this property has in the current Comprehensive Plan. Staff is supportive of the proposed Special Use request.

### **PROPOSED MOTION:**

*In consideration of testimony presented during a Public Hearing on February 10, 2016 and discussion of the findings of fact, the Plan Commission recommends approval to the City Council a request for Special Use authorization for the operation of a proposed bar/tavern with live music*

*within an existing building zoned in the B-2 General Business District located at 226 South Bridge Street and further subject to {insert any additional conditions of the Plan Commission}...*

**Attachments:**

1. Copy of Petitioner's Application w/exhibits.
2. Copy of Public Notice.



## Application For Special Use

### STAFF USE ONLY

Date of Submission  PC#

Development Name

### Applicant Information

Name of Applicant(s)

Business Address

City  State  ZIP

Business Phone  Business Fax

Business Cell  Business E-mail

### Property Information

Name of Holder of Legal Title

If Legal Title is held by a Land Trust, list the names of all holders of any beneficial interest therein:

Property Street Address

Description of Property's Physical Location

### Zoning and Land Use of Surrounding Parcels

North	<input type="text" value="B-2"/>
East	<input type="text" value="B-2"/>
South	<input type="text" value="B-2"/>
West	<input type="text" value="B-2"/>

Current Zoning Classification

### Kendall County Parcel Number(s) of Property

<input type="text" value="02-33-154-025"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

## Application For Special Use

### Additional Contact Information

#### Attorney

Name   
Address   
City  State  ZIP   
Phone  Fax   
E-mail

#### Engineer

Name   
Address   
City  State  ZIP   
Phone  Fax   
E-mail

#### Land Planner/Surveyor

Name   
Address   
City  State  ZIP   
Phone  Fax   
E-mail

### Attachments

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

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

## Application For Special Use

### Special Use Standards

Please state how the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare:

Use is a widely accpeted use serving alcohol. Food will be served on premises just not prepared on premises. The use is consistent with other uses in the immediate area.

Please state how the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood:

Use is consistent with other uses in the immediate vicinity.

Please state how the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district:

Use will not impede any development of surrounding properties because it is consistent with the uses of current businesses in area.

Please state how adequate utilities, access roads, drainage or other necessary facilities have been or are being provided:

All utilites are on-site and wouldn't be altered in anyway from the past use of the building



## Application For Special Use

### Special Use Standards

Please state how adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets:

The current roads and traffic control devices are more than adequate to prevent any traffic congestion.

Please state how the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission:

Other than food preparation on-site the use will be consistent with regularly permitted uses within the zoning district.


### Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

Applicant Signature

Date

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12/21/15  
\_\_\_\_\_

THIS APPLICATION MUST BE NOTARIZED  
PLEASE NOTARIZE IN THE SPACE BELOW:







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

## Petitioner Deposit Account / Acknowledgment of Financial Responsibility

<b>Development/Property Address:</b> 226 S. Bridge St.	<b>Project No.: FOR CITY USE ONLY</b>	<b>Fund Account No.: FOR CITY USE ONLY</b>
---	---------------------------------------	--

**Petition/Approval Type:** *check appropriate box(es) of approval requested*

<input type="checkbox"/> Concept Plan Review	<input type="checkbox"/> Amendment (Text) (Annexation) (Plat)	<input type="checkbox"/> Annexation
<input type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Special Use	<input type="checkbox"/> Mile and 1/2 Review
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Final Plans
<input type="checkbox"/> P.U.D.	<input type="checkbox"/> Final Plat	

**Petitioner Deposit Account Fund:**

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

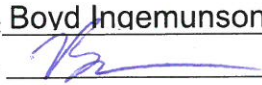
**ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY**

Name/Company Name: <b>Boyd Ingemunson</b>	Address: <b>759 John St.</b>	City: <b>Yorkville IL</b>	State: <b>60560</b>	Zip Code:
Telephone: <b>630 553-5622</b>	Mobile: <b>630 913-1950</b>	Fax: <b>630 553-7958</b>	E-mail: <b>boydingemunson@i</b>	

**Financially Responsible Party:**

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

Print Name: Boyd Ingemunson Title: President

Signature\*:  Date: 12/21/15

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

**FOR CITY USE ONLY**

**ACCOUNT CLOSURE AUTHORIZATION:**

Date Requested: \_\_\_\_\_ ☐ Completed ☐ Inactive

Print Name: \_\_\_\_\_ ☐ Withdrawn ☐ Collections

Signature: \_\_\_\_\_ ☐ Other

**DEPARTMENT ROUTING FOR AUTHORIZATION:** ☐ Comm Dev. ☐ Building ☐ Engineering ☐ Finance ☐ Admin.

**United City of Yorkville**

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

Fax: 630-553-7575

**INVOICE & WORKSHEET  
PETITION APPLICATION**

CONTACT:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEVELOPMENT/ PROPERTY:

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

**Concept Plan Review:** ☐ Yes ☐ No \$ \_\_\_\_\_  
Engineering Plan Review Deposit of \$500 due

**Amendment:** ☐ Yes ☐ No \$ \_\_\_\_\_  
\$500.00 Fee due for each: (Annexation) (Plan) (Plat) (PUD)

**Annexation:** ☐ Yes ☐ No \$ \_\_\_\_\_  
\$250.00, plus \$10/acre for each acre over 5.  
# of acres: \_\_\_\_\_ - 5 = \_\_\_\_\_ x \$10 = \_\_\_\_\_ + \$250

**Rezoning:** ☐ Yes ☐ No \$ \_\_\_\_\_  
\$200.00, plus \$10/acre for each acre over 5.  
# of acres: \_\_\_\_\_ - 5 = \_\_\_\_\_ x \$10 = \_\_\_\_\_ + \$200  
If annexing and rezoning, charge only 1 per acre fee.  
If rezoning to a PUD, charge PUD Development Fee- not Rezoning Fee.

**Special Use:** ☒ Yes ☐ No \$ 250.00  
\$250.00, plus \$10/acre for each acre over 5.  
# of acres: \_\_\_\_\_ - 5 = \_\_\_\_\_ x \$10 = \_\_\_\_\_ + \$250

**Zoning Variance:** \$85.00 ☐ Yes ☐ No \$ \_\_\_\_\_  
Outside Consultants deposit of \$500.00 due

**Preliminary Plan Fee:** \$500.00 ☐ Yes ☐ No \$ \_\_\_\_\_

**P.U.D. Fee:** \$500.00 ☐ Yes ☐ No \$ \_\_\_\_\_

**Final Plat Fee:** \$500.00 ☐ Yes ☐ No \$ \_\_\_\_\_

**Engineering Plan Review Deposit:** ☐ Yes ☐ No \$ \_\_\_\_\_  
☐ Less than 1 acre = \$1,000 due  
☐ Over 1 acre and less than 10 acres = \$2,500 due  
☐ Over 10 acres and less than 40 acres = \$5,000 due  
☐ Over 40 acres and less than 100 acres = \$10,000 due  
☐ Over 100 acres = \$20,000 due

**Outside Consultants Deposit:** ☒ Yes ☐ No \$ 1000  
Legal, Land Planner, Zoning Coordinator, Environmental Services  
**Annexation, Subdivision, Rezoning, and Special Use:**  
☒ Less than 2 acres = \$1,000 due  
☐ Over 2 acres and less than 10 acres = \$2,500 due  
☐ Over 10 acres = \$5,000 due

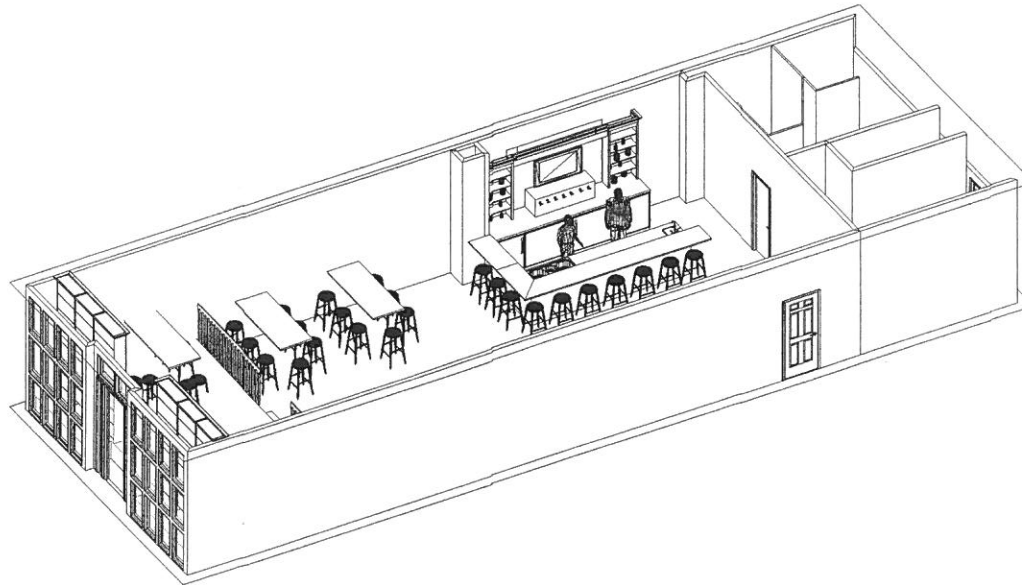
**TOTAL AMOUNT DUE:** \$ 1250.00  
Word/ O Drive/ Dev. Dep. ARO/ Fee Sheet Wkst



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

20  
TECHNOLOGIES

Designed: 4/7/2015  
Printed: 4/15/2015



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

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TECHNOLOGIES

Designed: 4/7/2015  
Printed: 4/15/2015

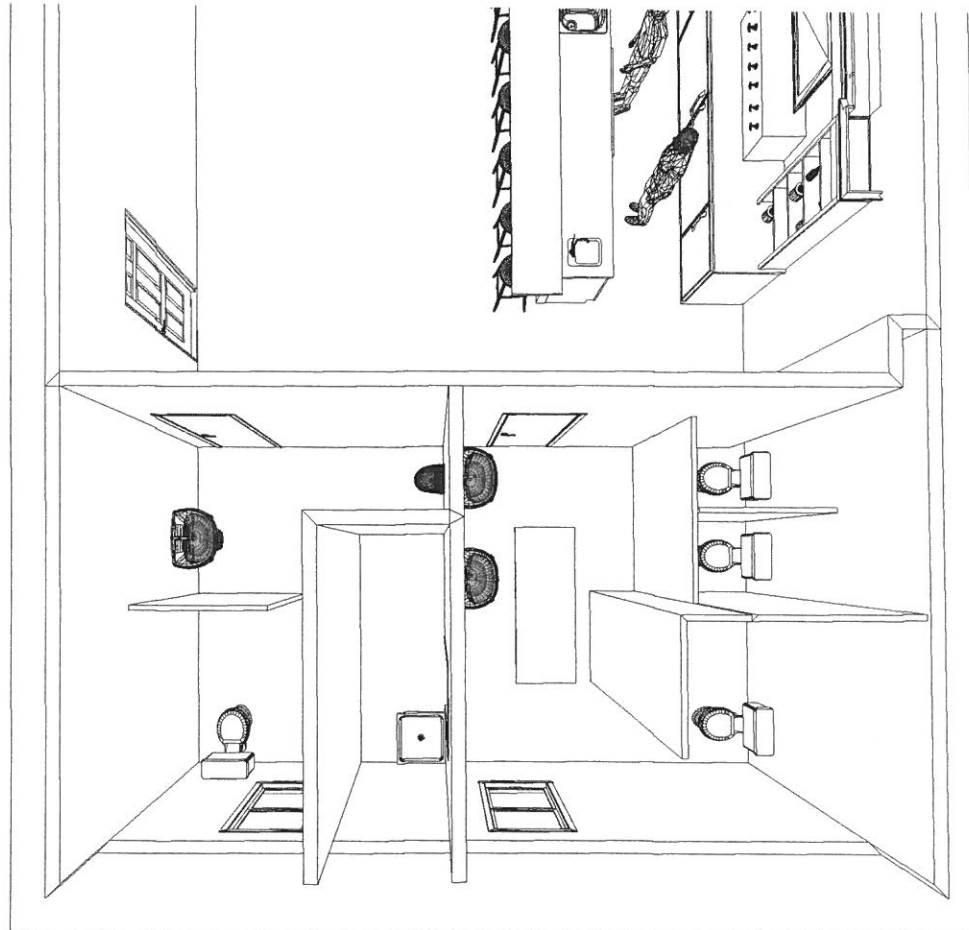




Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

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TECHNOLOGIES

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Printed: 4/15/2015

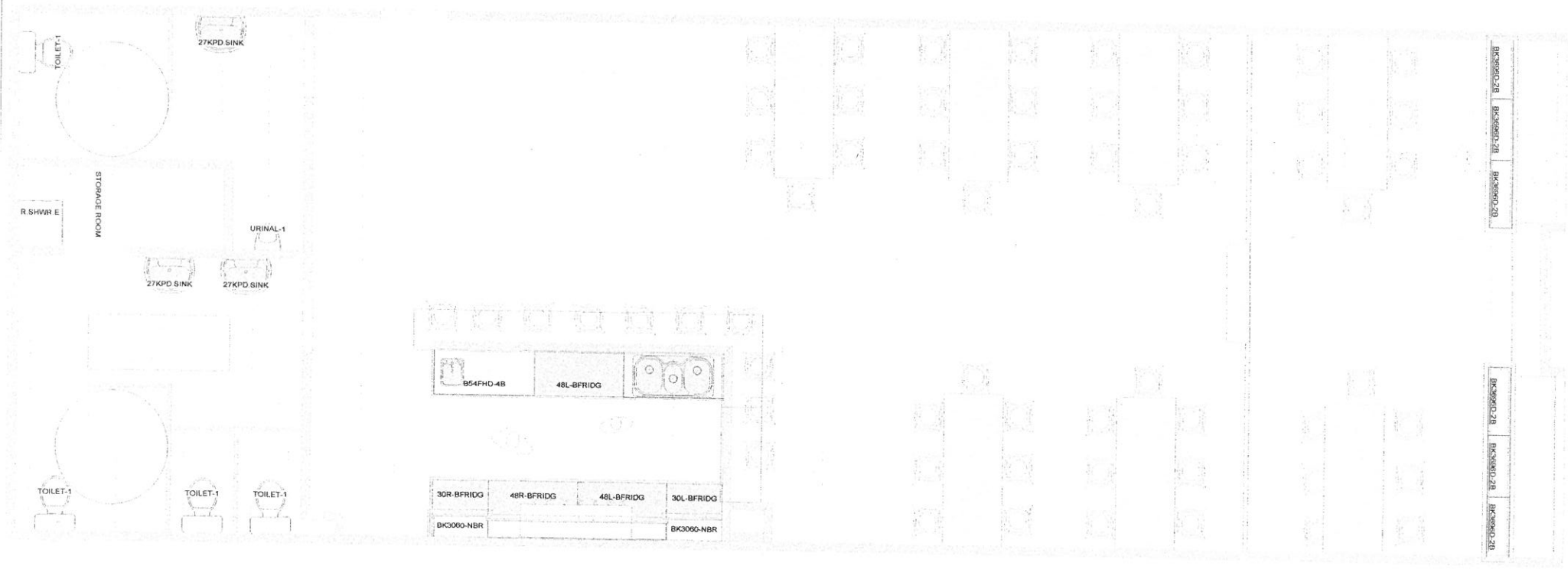


Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

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TECHNOLOGIES

Designed: 4/7/2015  
Printed: 4/15/2015



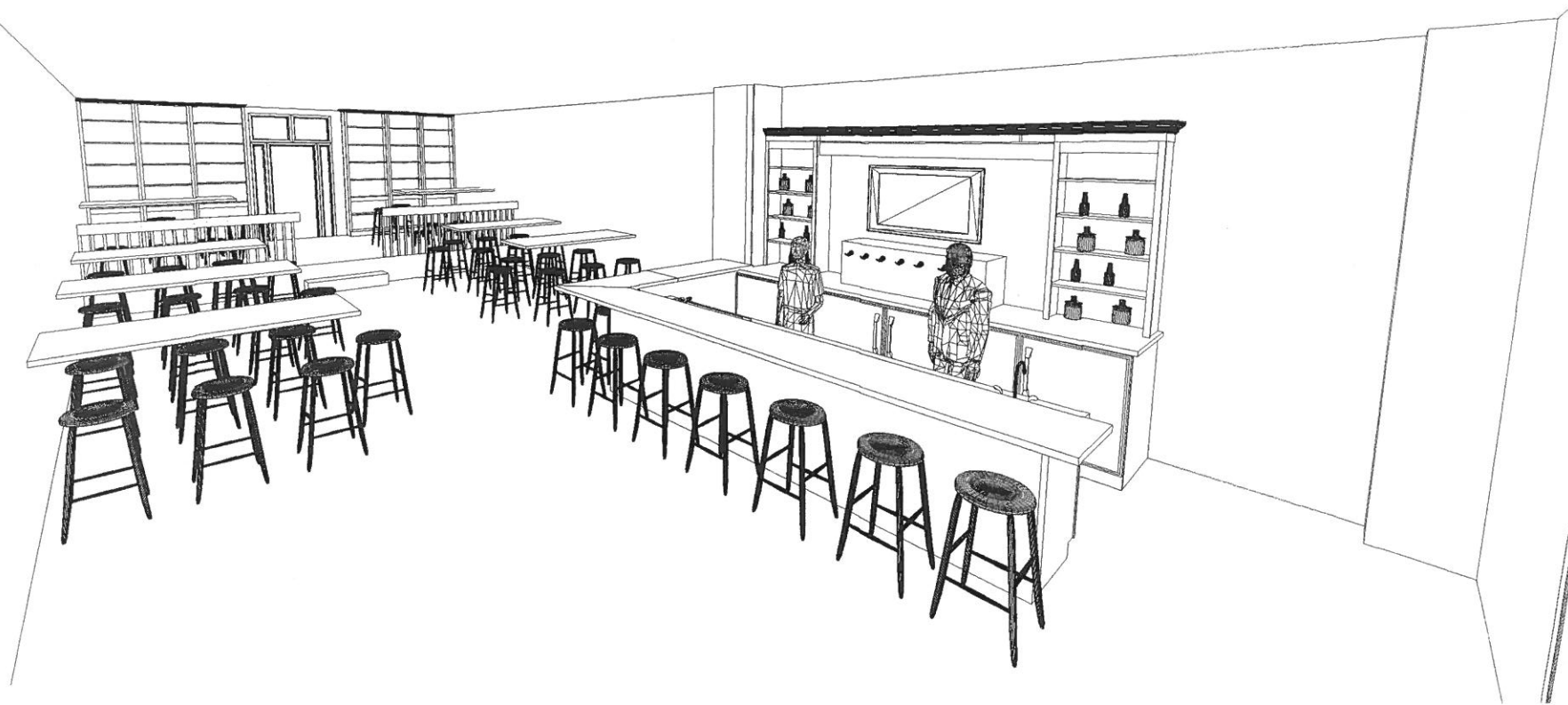


All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

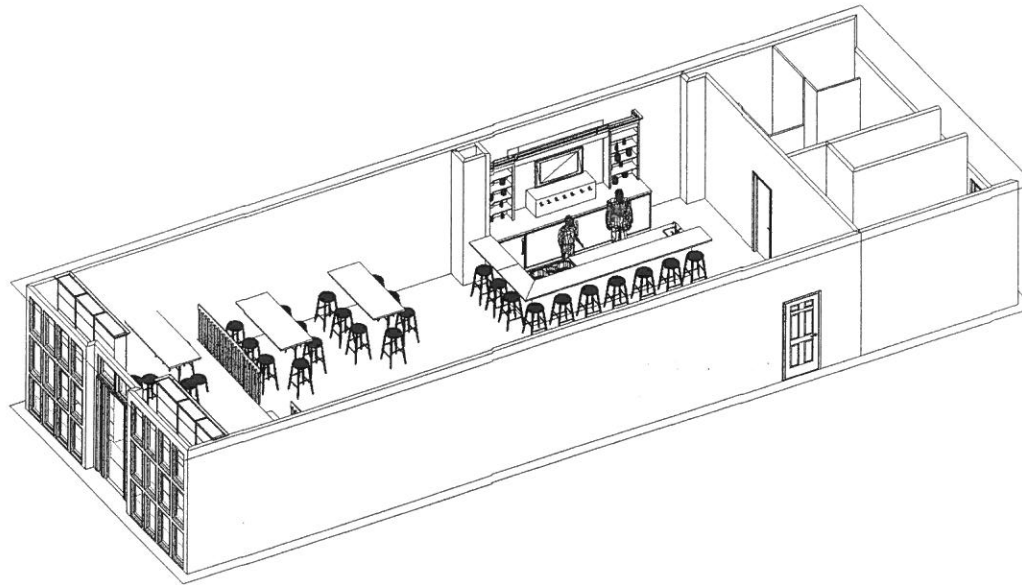
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TECHNOLOGIES

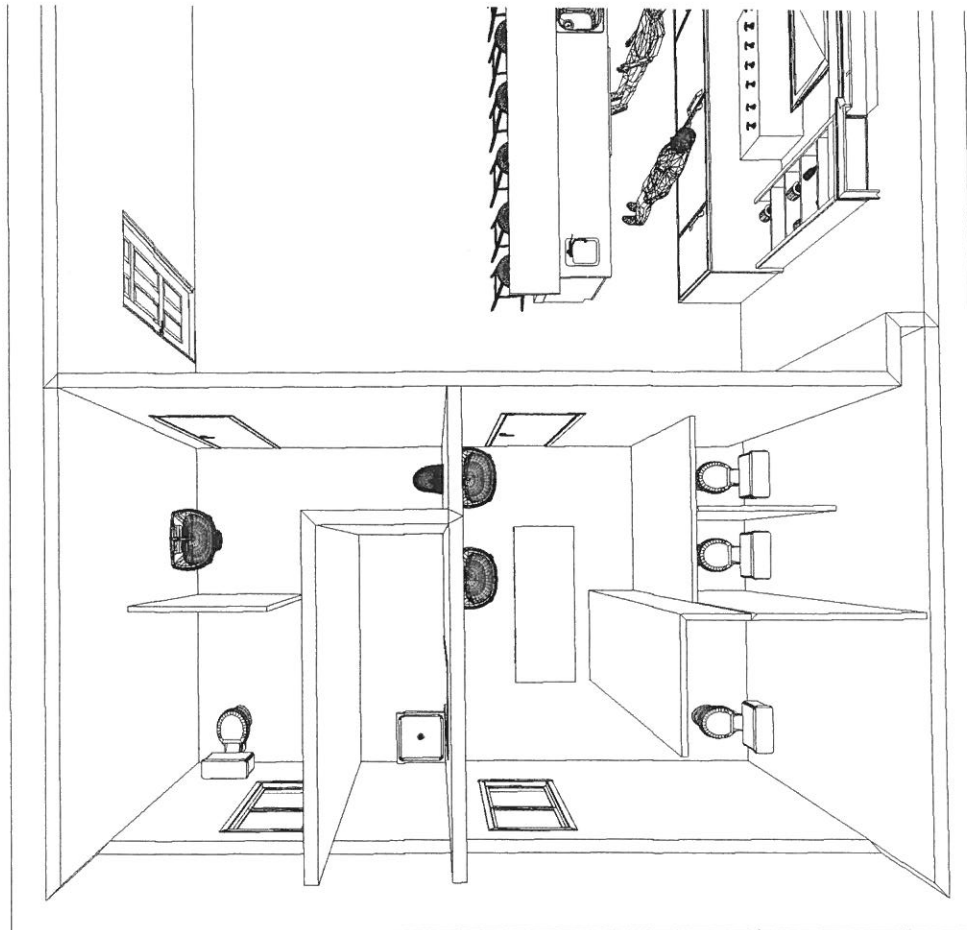
Designed: 4/7/2015  
Printed: 4/15/2015



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**20**  
TECHNOLOGIES

Designed: 4/7/2015  
Printed: 4/15/2015



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20  
TECHNOLOGIES

Designed: 4/7/2015  
Printed: 4/15/2015



PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE  
THE UNITED CITY OF YORKVILLE  
PLAN COMMISSION  
PC 2016-02

NOTICE IS HEREWITH GIVEN THAT The Law Office Corporation, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a proposed tavern – nightclub or lounge in an existing building zoned within the B-2 Retail Commerce Business District pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The real property is located at 226 South Bridge Street in Yorkville, Illinois.

The legal description is as follows:

LOT 4-3 BLOCK 6 BLACKS ADDITION (ROW TAKEN 10-11538) CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

Permanent Index Number: 02-33-154-025

The application materials for the proposed Special Use are on file with the City Clerk.

NOTICE IS HEREWITH GIVEN THAT the Plan Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, February 10, 2016 at 7 p.m. at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville City Clerk, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

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

BETH WARREN  
City Clerk

BY: Lisa Pickering  
Deputy 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

PC #2

Tracking Number

PC 2016-03

### Agenda Item Summary Memo

**Title:** Unified Faith in Christ Church (Special Use)

**Meeting and Date:** City Council – February 23, 2016

**Synopsis:** Request for Special Use approval for a church use within an M-1 zoning district.

### Council Action Previously Taken:

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

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

**Type of Vote Required:** Majority

**Council Action Requested:** Vote

**Submitted by:** Chris Heinen Community Development  
Name Department

### Agenda Item Notes:

See attached memo.

*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](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](http://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at [http://www.yorkville.il.us/gov\\_officials.php](http://www.yorkville.il.us/gov_officials.php)*



# Memorandum

To: City Council  
From: Chris Heinen, Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: February 17, 2016  
Subject: **PC 2016-03 – Unified Faith in Christ Church (Special Use) –  
210 Beaver Street**

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## **Background & Request:**

The petitioner, Unified Faith in Christ Church, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a Small Religious Institution that is defined in Section 10-2-3 of the Yorkville Zoning Ordinance as having less than 400 seats and 8,000 square feet of floor area in an existing building zoned within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 210 Beaver Street, Unit A in Yorkville, Illinois.

The building is currently divided into four suites. Suite A is currently vacant and was the former home for a company called Nurture, a dog training and nutrition facility. Suites B, C & D are also vacant at this time. The petitioner is looking to build-out Suite A, which is approximately 2,400 square feet, of the building to facilitate a new church use. The current congregation is at 15 members with hopes to grow in the future. At this time, the church would only meet for Sunday services and will occasionally meet on an evening during the week for Bible study. On average, the Sunday service will host approximately 22 people, which includes children.

The current parking requirement for a religious institution is 1 space per 6 seats. According to the petitioner, they are proposing 50 seats within the facility. Based on these numbers, the petitioner will be required to have a total of 9 parking stalls located on the property.

There are currently 5 striped parking stalls located at the front (North) of the building under a canopy. There appears to be room for an additional 14 parking stalls located along the western side of the building. As part of the approval for the special use, *staff is requiring* that these parking stalls be restriped according to the current City standards.

The proposed church use would also fall within the appropriate shared parking regulations found in Section 10-16-4 of the zoning ordinance. Shared parking is the use of a parking space for two (2) or more individual land uses without conflict or encroachment. According to the regulations for shared parking, all uses within this structure, including the proposed church use and the currently vacant units, are to be accommodated by the existing parking stalls. Since churches typically are a nighttime and weekend use and manufacturing is primarily a daytime and weekday use, the uses would be considered complementary. Therefore, appropriate to permit shared parking.

It should be noted, however, that Section 10-16-4-C-3 of the zoning ordinance requires that a legal document between property owners outlining the shared parking requirements. Since the petitioner is looking to lease Unit A and there is only one property owner involved, *staff requires* that as part of the special use approval, the owner provide language in the lease that acknowledges the shared parking for the tenants of the building.

The proposed use at this location would not impact the traffic flow or increase the traffic in the area. The proposed hours are off peak to the surrounding businesses and will not alter or impede current traffic flow in the area for ingress and egress.

**Special Use Conditions:**

Staff seeks the following recommended conditions as part of the final approval for the petition:

- That the parking stalls located along the western portion of the building be restriped according the current City of Yorkville standards.
- That the owner of the property provides language in the lease that acknowledges the shared parking for the tenants of the building.

**Plan Commission Action:**

The Plan Commission reviewed the Petitioner's requests at a public hearing held on February 10, 2016 and made the following action on the motion below:

*In consideration of testimony presented during a Public Hearing on February 10, 2016 and discussions conducted at that meeting, the Plan Commission recommends approval to the City Council a request for Special Use approval for a Small Religious Institution that is defined in Section 10-2-3 of the Yorkville Zoning Ordinance as having less than 400 seats and 8,000 square feet of floor area in an existing building zoned within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance located at 210 Beaver Street, Unit A, subject to staff recommendations and conditions in a memo dated February 3, 2016.*

**Action Item:**

Harker – aye; Vinyard – aye; Kraupner – aye; Goins- aye; Galmarini – aye; Horaz-present– 5 ayes; 0 no; 1 present

**Attachments:**

1. Draft Ordinance.
2. Staff's memorandum to the Plan Commission dated February 3, 2016.
3. Copy of Petitioner's Application for Special Use w/exhibits.
4. Copy of Public Notice.

**Ordinance No. 2016-\_\_\_\_\_**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL  
COUNTY, ILLINOIS, APPROVING A SPECIAL USE  
FOR A SMALL RELIGIOUS INSTITUTION AT UNIT A 210 BEAVER STREET**

**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**, under section 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*), the Mayor and City Council of the City (collectively, the “*Corporate Authorities*”) may provide for the classification of special uses in its zoning ordinances; and,

**WHEREAS**, pursuant to the United City of Yorkville Zoning Ordinance (the “*Zoning Code*”), any person owning or having an interest in property may file an application to use such land for one or more of the special uses provided for in the zoning district in which the land is situated; and,

**WHEREAS**, Unified Faith in Christ Church (“the Lessee”) is leasing Unit A of the property located at 210 Beaver Street, legally described in Section 2 of this Ordinance (the “Subject Property”); and,

**WHEREAS**, under the authority of the Zoning Code, the Subject Property is located in a designated M-1 Limited Manufacturing District, and a small religious institution is allowed in this district with a special use permit; and,

**WHEREAS**, the Corporate Authorities have received a request from the Lessee for a special use permit for the Subject Property to allow a small religious institution; and,

**WHEREAS**, a legal notice of publication regarding a public hearing before the Plan Commission on the proposed special use permit was duly published in a newspaper of general circulation in the City, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing; and,

**WHEREAS**, notice to property owners within 500 feet of the Subject Property identified for the special use permit was delivered by certified mail; and,

**WHEREAS**, the Plan Commission convened and held a public hearing on the 10th day of February, 2016, on the question of the special use application; and,

**WHEREAS**, the Plan Commission reviewed the standards set forth in Section 10-4-9(F) of the Zoning Code; and,

**WHEREAS**, upon conclusion of said public hearing, the Plan Commission recommended the approval of the special use for the Subject Property for a small religious institutional use of the Subject Property.

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

**Section 1:** The above recitals are incorporated herein and made a part of this Ordinance.

**Section 2:** That the Corporate Authorities hereby approve a special use of the Subject Property, legally described as:

The existing Unit A of the building on Lot 5, Block 1 of Fox Industrial Park, Unit 2, in the City of Yorkville, Kendall County, Illinois,

PIN 05-04-152-004,

for use as a small religious institution.

**Section 3:** That the special use granted herein shall be constructed, operated and maintained in accordance with the following plans, diagrams and conditions:

- A. That the parking stalls located along the western side of the building be restriped in compliance with the current standards in the Yorkville City Code, and
- B. That the owner of the Subject Property includes language in all other leases of portions of the building acknowledging that there is shared parking for the tenants of the building.

**Section 4:** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

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

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

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	LARRY KOT	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
DIANE TEELING	_____	SEAVAR TARULIS	_____

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

---

MAYOR

**Exhibit A**

**Legal Description of Subject Property**

(See attached)





# Memorandum

To: Plan Commission  
From: Chris Heinen, Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: February 3, 2016  
Subject: **PC 2016-03 – Unified Faith in Christ Church (Special Use) – 210 Beaver Street**

## **BACKGROUND & REQUEST:**

The petitioner, Unified Faith in Christ Church, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a Small Religious Institution that is defined in Section 10-2-3 of the Yorkville Zoning Ordinance as having less than 400 seats and 8,000 square feet of floor area in an existing building zoned within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 210 Beaver Street, Unit A in Yorkville, Illinois.



The building is currently divided into four suites. Suite A is currently vacant and was the former home for a company called Nurture, a dog training and nutrition facility. Suites B, C & D are also vacant at this time. The petitioner is looking to build-out Suite A, which is approximately 2,400 square feet, of the building to facilitate a new church use. The current congregation is at 15 members with hopes to grow in the future. At this time, the church would only meet for Sunday services and will occasionally meet on an evening during the week for Bible study. On average, the Sunday service will host approximately 22 people, which includes children.

### **PARKING:**

The current requirement for a religious institution is 1 space per 6 seats. According to the petitioner, they will be proposing 50 seats within the facility. Based on these numbers, the petitioner will be required to have a total of 9 parking stalls located on the property.

There are currently 5 striped parking stalls located at the front (North) of the building under a canopy. There appears to be room for an additional 14 parking stalls located along the western side of the building. They are currently not striped, but when staff observed past aerials, according to Kendall County GIS maps, it appeared to be striped in 2010 (as illustrated in the aerial image on page 1). As part of the approval for the special use, staff would require that these parking stalls be restriped according to the current City standards.

#### *Shared Parking*

The proposed church use would also fall within the appropriate shared parking regulations found in Section 10-16-4 of the zoning ordinance. Shared parking is the use of a parking space for two (2) or more individual land uses without conflict or encroachment. According to the regulations for shared parking, all uses within this structure, including the proposed church use and the currently vacant units, are to be accommodated by the existing parking stalls. Since churches typically are a nighttime and weekend use and manufacturing is primarily a daytime and weekday use, the uses would be considered complementary. Therefore, appropriate to permit shared parking.

It should be noted, however, that Section 10-16-4-C-3 of the zoning ordinance would require that a legal document between property owners outlining the shared parking requirements. Since the petitioner is looking to lease Unit A and there is only one property owner involved, staff would require that as part of the special use approval, the owner provide language in the lease that acknowledges the shared parking for the tenants of the building.

The proposed use at this location would not impact the traffic flow or increase the traffic in the area. The proposed hours are off peak to the surrounding businesses and will not alter or impede current traffic flow in the area for ingress and egress.

### **EXISTING CONDITIONS:**

The existing zoning and land use for properties surrounding the subject property are as indicated below:

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	M-1, Limited Manufacturing District	Industrial Buildings
<b>East</b>	M-1, Limited Manufacturing District	Industrial Buildings

<b>South</b>	M-1, Limited Manufacturing District	Industrial Buildings
<b>West</b>	M-1, Limited Manufacturing District	Industrial Buildings

### **COMPREHENSIVE PLAN:**

The City's Comprehensive Plan Update 2008 had designated this parcel as "Industrial" which is intended to allow limited and general manufacturing, assembly, wholesale and warehouse uses in distinct areas that can be adequately served by transportation and other infrastructure. As part of the Comprehensive Plan Update, this area is intended to remain as an Industrial use category.

### **ADEQUATE UTILITIES:**

The property is in the Fox Industrial subdivision and water and sewer utilities are located along Beaver Street. The proposed use will not impact the current water or sewer capacities. Stormwater management has already been accounted for with the development of the subdivision and no additional storage would be required as part of this special use.

### **SPECIAL USE CRITERIA:**

Section 10-4-9F of the City's Zoning Ordinance establishes standards for special use requests. No special use shall be recommended by the plan commission unless said commission shall find that:

1. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The proposed special use is not contrary to the objectives of the official comprehensive plan of the city as amended.

**The applicant has provided written responses to these special use standards as part of their application and requests inclusion of those responses into the public record at the February 10, 2016 Plan Commission meeting.**

### **SPECIAL USE CONDITIONS:**

Staff will seek the following recommended conditions as part of the final approval for the petition:

- That the parking stalls located along the western portion of the building be restriped according the current City of Yorkville standards.

- That the owner of the property provides language in the lease that acknowledges the shared parking for the tenants of the building.

#### **STAFF COMMENTS:**

This petition was discussed at the February 2, 2016 Economic Development Committee meeting. The only concern that came out of this meeting was regarding parking amongst the other potential users of the building. During this discussion, staff agreed to add a condition to the special use regarding language in the lease for shared parking. A recommendation from the Plan Commission will be forwarded to the City Council for consideration at the February 23, 2016 regularly scheduled meeting.

Staff will be available to answer any question the Plan Commission may have at Wednesday night's meeting.

#### **PROPOSED MOTION FOR SPECIAL USE:**

*In consideration of testimony presented during a Public Hearing on February 10, 2016 and discussions conducted at that meeting, the Plan Commission recommends approval to the City Council a request for Special Use approval for a Small Religious Institution that is defined in Section 10-2-3 of the Yorkville Zoning Ordinance as having less than 400 seats and 8,000 square feet of floor area in an existing building zoned within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance located at 210 Beaver Street, Unit A, subject to staff recommendations and conditions in a memo dated February 3, 2016, and further subject to {insert any additional conditions of the Plan Commission}...*

#### **ATTACHMENTS:**

1. Copy of Petitioner's Applications for Special Use w/exhibits.
2. Copy of Public Notice.

## Application For Special Use

### STAFF USE ONLY

Date of Submission  PC#

Development Name

### Applicant Information

Name of Applicant(s)  Unified Faith in Christ Church

Business Address  867 Cloverdale Lane

City  Bolingbrook State  Illinois ZIP  60440

Business Phone  877-932-5664 Business Fax

Business Cell  630-854-3208 Business E-mail  church-office@uficc.org

### Property Information

Name of Holder of Legal Title  Burr Ridge Bank

If Legal Title is held by a Land Trust, list the names of all holders of any beneficial interest therein:

Property Street Address  210 Beaver St, Unit A, Yorkville, Illinois. 60560

Description of Property's Physical Location

Fox Industrial Park

### Zoning and Land Use of Surrounding Parcels

North	M- 1 Limited Manufacturing
East	M- 1 Limited Manufacturing
South	M- 1 Limited Manufacturing
West	Special Use

Current Zoning Classification  M- 1 Limited Manufacturing

### Kendall County Parcel Number(s) of Property

P.I.N. 05-04-152-004	



## Application For Special Use

### Additional Contact Information

**Attorney**Name Address City  State  ZIP Phone  Fax E-mail **Engineer**Name Address City  State  ZIP Phone  Fax E-mail **Land Planner/Surveyor**Name Address City  State  ZIP Phone  Fax E-mail 

### Attachments

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

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

## Application For Special Use

### Special Use Standards

Please state how the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare:

The special use would be mainly take place on Sundays which will increase a presence in the area on a day when normal business activity is not taking place. This will reduce the possibility for criminal activity because of the community presence in the area.

Please state how the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood:

The special use will mainly operate on Sundays because it is a Church. It will not diminish the property values. It is also limited in its as it is utilizing a single unit within the building space. This will not hinder the growth of or hinder existing businesses from their daily operations.

Please state how the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district:

The The special use will be limited to a single unit within the building located at 210 Beaver Street and will therefore allow for further development within the confines of the space.

Please state how adequate utilities, access roads, drainage or other necessary facilities have been or are being provided:

No further or existing roads or utilities will require improvement. main use of roads will be on Sundays when the surrounding businesses are closed.

## Application For Special Use

### Special Use Standards

Please state how adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets:

No special measures are necessary. Special use would be mainly on Sundays between 9am and 2pm. Traffic will be no greater than normal traffic patterns during the business week.

Please state how the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission:

Outside of the main gathering on Sundays, with limited use during the week, all applicable regulations will be adhered to. The property is adjacent to the Kendall County Food Pantry.

### Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

Applicant Signature

William E Stone

Date

12-21-2015

Owner hereby authorizes the applicant to pursue the appropriate entitlements on the property.

Owner Signature

[Signature]

Date

12-21-2015

THIS APPLICATION MUST BE NOTARIZED

PLEASE NOTARIZE IN THE SPACE BELOW:

STATE OF ILLINOIS  
COUNTY OF DUPAGE

[Signature] Crumpler (NOTARY)

"OFFICIAL SEAL"  
Karen K Crumpler  
Notary Public, State of Illinois  
My Commission Expires 1/26/2017





United City of Yorkville  
County Seat of Kendall County  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

## Petitioner Deposit Account / Acknowledgment of Financial Responsibility

Development/Property Address: 210 Beaver Street, unit A	Project No.: FOR CITY USE ONLY	Fund Account No.: FOR CITY USE ONLY
--	--------------------------------	-------------------------------------

**Petition/Approval Type:** check appropriate box(es) of approval requested

- ☐ Concept Plan Review    ☐ Amendment (Text) (Annexation) (Plat)    ☐ Annexation  
☐ Rezoning    ☒ Special Use    ☐ Mile and 1/2 Review  
☐ Zoning Variance    ☐ Preliminary Plan    ☐ Final Plans  
☐ P.U.D.    ☐ Final Plat

### Petitioner Deposit Account Fund:

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

### ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

Name/Company Name: Unified Faith in Christ Church Address: 867 Cloverdale Ln. Bolingbrook City: IL State: IL Zip Code: 60440  
Telephone: 877-432-5664 Mobile: 630-854-3208 Fax: \_\_\_\_\_ E-mail: Church-Office@unified.org

### Financially Responsible Party:

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

Print Name: Tammie A. Nelson Title: Treasurer  
Signature\*: Tammie Nelson Date: 12-21-15

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

### FOR CITY USE ONLY

#### ACCOUNT CLOSURE AUTHORIZATION:

Date Requested: \_\_\_\_\_ ☐ Completed ☐ Inactive  
Print Name: \_\_\_\_\_ ☐ Withdrawn ☐ Collections  
Signature: \_\_\_\_\_ ☐ Other

DEPARTMENT ROUTING FOR AUTHORIZATION: ☐ Comm Dev. ☐ Building ☐ Engineering ☐ Finance ☐ Admin.

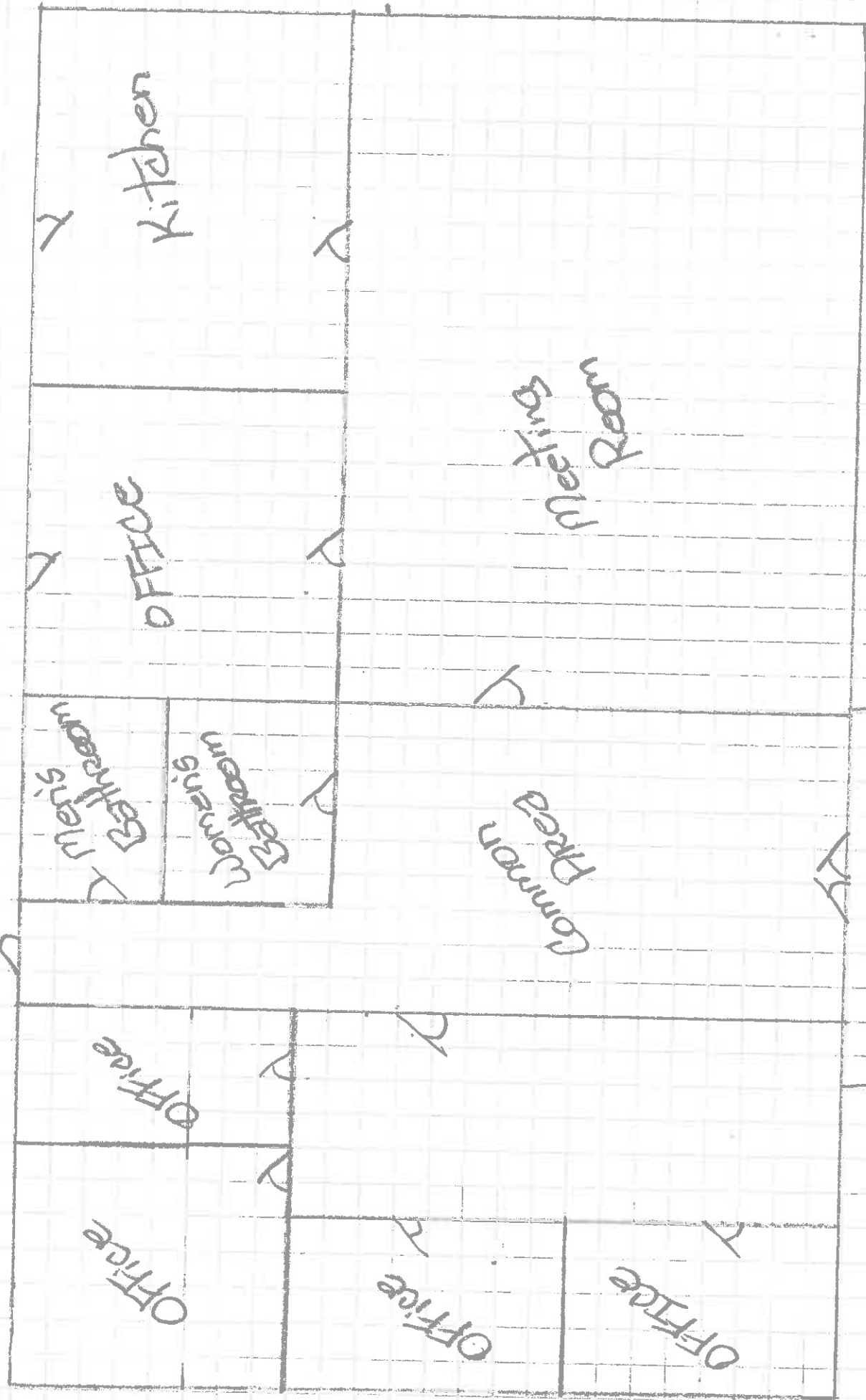
# Exhibit

## “ A ”

# Information for Parcel 05-04-152-004, Tax Year 2014 Payable 2015

## Property Information

<b>Tax Year</b>  2014 ▼	<b>Tax Code</b> KE003 - YORKVILLE,CITY	
<b>Township</b> Kendall Township	<b>Neighborhood</b>	
<b>Property Class</b> 0080-INDUSTRIAL	<b>Land Use</b> 2013-	
<b>Tax Status</b> Taxable	<b>Lot Size</b> 125.59 X 346.84	
<b>Net Taxable Value</b> 171,405	<b>Tax Rate</b> 11.568360	
<b>Site Address</b> 210 BEAVER ST YORKVILLE, IL 60560	<b>Total Tax</b> \$19,828.76	
<b>Owner Name and Address</b> 210 BEAVER ST LLC 1900 S HIGHLAND AVE STE 100 LOMBARD, IL 60148	<b>Mailing Name and Address</b> 210 BEAVER ST LLC 1900 S HIGHLAND AVE STE 100 LOMBARD, IL 60148	
<b>Legal Description</b> LT 5 BLK 1 FOX INDUSTRIAL PARK UNIT 2 CITY OF YORKVILLE		
<b>Legal Descriptions</b>		
<b>Legal Description</b> LT 5 BLK 1 FOX INDUSTRIAL PARK UNIT 2 CITY OF YORKVILLE	<b>Section/Township/Range</b>	<b>Document</b>



Foyer

# Exhibit

## “ B ”

Properties that lie within 500' of the warehouse/office space at 210A Beaver Street Proposed for "Special Use":

The Kendall County Food Pantry

Fox Industrial Park

208 Beaver Street

Yorkville, Il. 60560



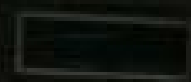












PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE  
THE UNITED CITY OF YORKVILLE  
PLAN COMMISSION  
PC 2016-03

NOTICE IS HEREWITH GIVEN THAT Unified Faith in Christ Church, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a Small Religious Institution that is defined in Section 10-2-3 of the Yorkville Zoning Ordinance as having less than 400 seats and 8,000 square feet of floor area in an existing building zoned within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 210 Beaver Street, Unit A in Yorkville, Illinois.

The legal description is as follows:

LT 5 BLK 1 FOX INDUSTRIAL PARK UNIT 2 CITY OF YORKVILLE

Permanent Index Number: 05-04-152-004

The application materials for the proposed Special Use are on file with the City Clerk.

NOTICE IS HEREWITH GIVEN THAT the Plan Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, February 10, 2016 at 7 p.m. at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville City Clerk, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

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

BETH WARREN  
City Clerk

BY: Lisa Pickering  
Deputy Clerk



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" 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

Plan Commission #3

Tracking Number

PC 2015-16 & ZBA 2015-06

### Agenda Item Summary Memo

**Title:** GC Housing Development

**Meeting and Date:** City Council – February 23, 2016

**Synopsis:** See attached.

#### Council Action Previously Taken:

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

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

**Type of Vote Required:** See below.

**Council Action Requested:** Approval

**Submitted by:** Bart Olson Administration  
Name Department

#### Agenda Item Notes:

a. Ordinance Approving the Rezoning - Super Majority vote

b. Ordinance Granting a Variance - Super Majority vote

c. Ordinance Approving a Development Agreement - Majority vote

d. Ordinance Approving an Agreement for a Housing Assistance Program - Majority vote

e. Ordinance Approving an Indemnity Agreement - Majority vote

*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](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](https://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at [http://www.yorkville.il.us/gov\\_officials.php](http://www.yorkville.il.us/gov_officials.php)*



# Memorandum

To: City Council  
From: Bart Olson, City Administrator  
CC:  
Date: February 18, 2016  
Subject: GC Housing Project

---

## **Summary**

Approval of a rezoning, variance, development agreement, rental assistance program, and indemnity agreement for the GC Housing project.

## **Background**

This item was last discussed by City Council at the February 9<sup>th</sup> meeting. At that meeting, the developer proposed a 65-unit, four-story building. Since that meeting, the developer has revised the building down to two stories and 51 units (revised drawings attached to this memo).

This agenda item contains five ordinances, each with their own exhibits and/or agreements. They are as follows:

- 1) An ordinance rezoning the property
  - a. This ordinance will simply rezone the property as proposed.
- 2) An ordinance approving the variance
  - a. This ordinance simply allows the maximum density on the property to be 17 dwelling units per acre. The original request by the developer was for a density of 24 units per acre, but they have consented to restricting that to 17 units per acre, based on the feedback from the Plan Commission, Zoning Board of Appeals, staff, City Council and public. The ordinance will include an exhibit incorporating two versions of staff comments into the project (Exhibit A and Exhibit A1), the current site plan (Exhibit B) and concept elevations (Exhibit C).
- 3) An ordinance approving the development agreement
  - a. The development agreement:
    - i. Reiterates the commitments and obligations in the rezoning and the variance approvals
    - ii. Creates a covenant running with the land that all occupants of the property shall be 55 or older (caregivers excluded). This covenant goes away should the property ever be demolished.
    - iii. Memorializes the current building permit fee estimate:
      1. Normal building permit fees, water connection fees, and sewer connection fees will be paid

2. Parks land-cash fee will be paid in the amount of a \$101,000 acre valuation, per City ordinance
    3. The School's land-cash fee and transitions fees are expected to be waived entirely by the Yorkville School District at a board meeting later this month, and thus are not included within the fee sheet.
  - iv. Alters the normal timing of the building permit fee payment so the developer pays half at time of building permit issuance, and half at time of certificate of occupancy issuance.
  - v. Reverses all approvals for the project should the developer not receive IHDA funding by the September 30, 2017 grant process.
- 4) An ordinance creating the City's rental assistance program
- a. The rental assistance program will apply to three, one-bedroom units within the project. This is a change in the last meeting, where the program applied to four units in the building. This reduction was caused by the reduction in overall units from 65 to 51.
  - b. Qualifying tenants must be 55 years or older and earn less than 30% of the Kendall County average median income.
  - c. The amount of assistance to each renter will be the difference between 30% of the renters annual household income and the combination of any tenant paid utilities plus the rental amount (gross rent). Gross rents are expected to be around \$500 per month per unit.
  - d. There will be an open application process, with applications available no less than 90 days prior to opening, with an advertisement of the application opening date at least 60 days prior to opening, with the application opening at least 30 days prior to opening.
  - e. Applications will be processed in a first come first served basis, but priorities will be given to Yorkville senior veterans, then Yorkville seniors, then the State Referral Network. At all times, at least one out of the three Yorkville units must be from the State Referral Network. GC Housing will be working with Senior Services Associates to not only provide information on the project, but to also route Yorkville residents through the State Referral Network so the chances of having all four units occupied by Yorkville residents is greater.
  - f. The rental assistance program will be administered by the GC Housing project's on-site manager, with the City having access to all files at all times.
  - g. The rental assistance program will be in place for a minimum of 10 years, but can be cancelled by the City at any time after the 10-year period.
- 5) An ordinance approving an indemnification agreement with GC Housing
- a. This agreement caps the City expense for the rental assistance program at 10 years and \$105,000. If the expenses ever go beyond \$105,000 over the ten year period, the developer will pick up costs between \$105,000 and \$150,000. The City has no obligation to continue to offer the program should expenses ever go beyond \$150,000 in a ten year period. This hard cap of \$105,000 for the City is a change in the administration of the rental assistance program from the last meeting, where the City interpreted the two agreements as having the City picking up all expenditures between \$180,000 and \$240,000.



Supplementing this memo and the five ordinances is the materials from the City Council, Plan Commission and Zoning Board of Appeals meetings. Each sub-packet has been labeled with the meeting the materials they were presented at. We have removed duplicate copies of materials from each of those sub-packets.

**Recommendation**

Staff recommends approval of the five ordinances for the GC Housing project.









**NORTH/WEST PERSPECTIVE**



**SOUTH/EAST PERSPECTIVE**

H

DJ

HOOKER|DE JONG  
Architects & Engineers  
316 Morris Avenue  
Studio Suite 410  
Muskegon, MI 49440  
P 231 | 722 | 3407  
F 231 | 722 | 2589

ZONING REVIEW SET

YORKVILLE, ILLINOIS

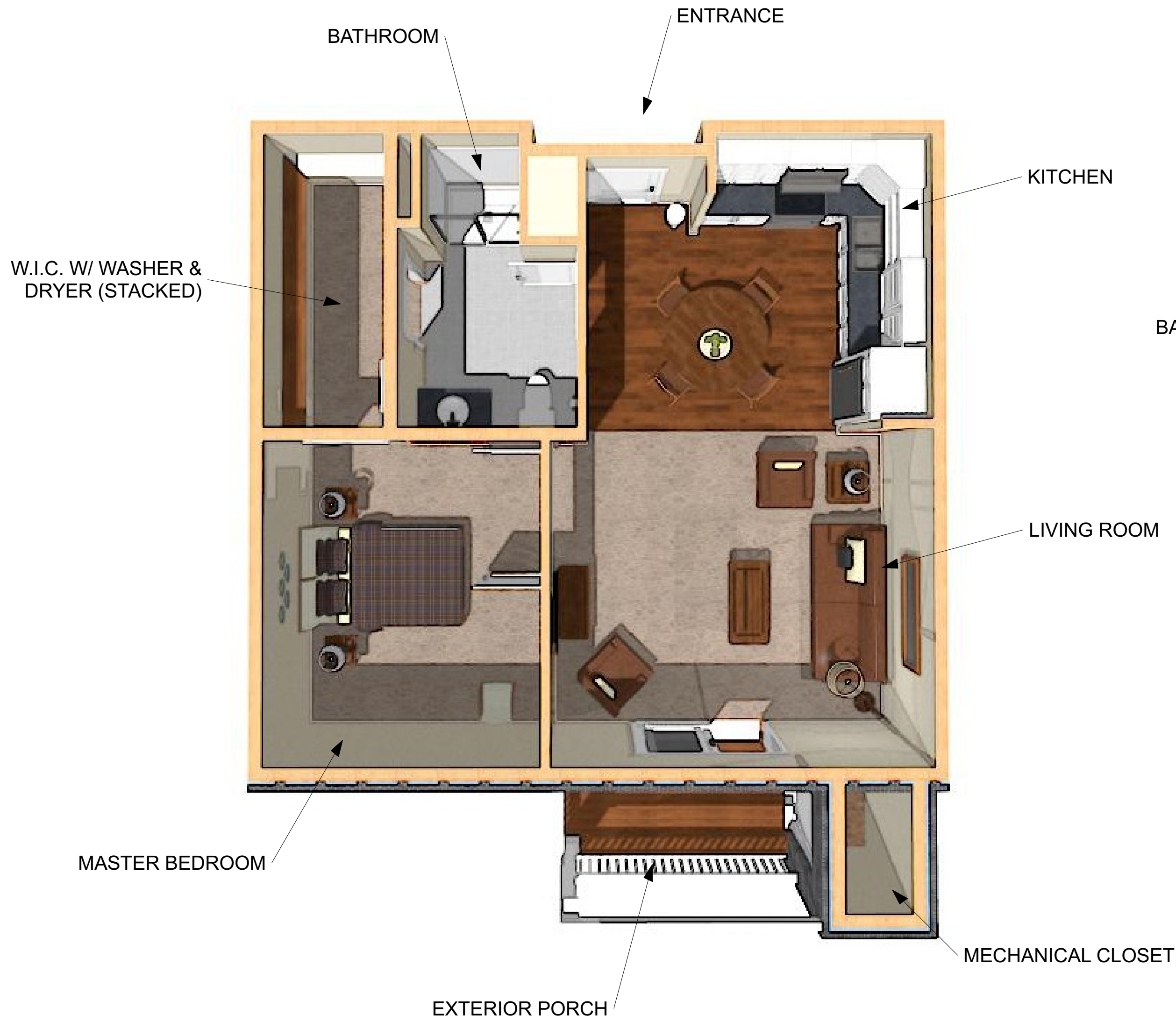
YORKVILLE APARTMENT COMPLEX

GC HOUSING DEVELOPMENT LLC

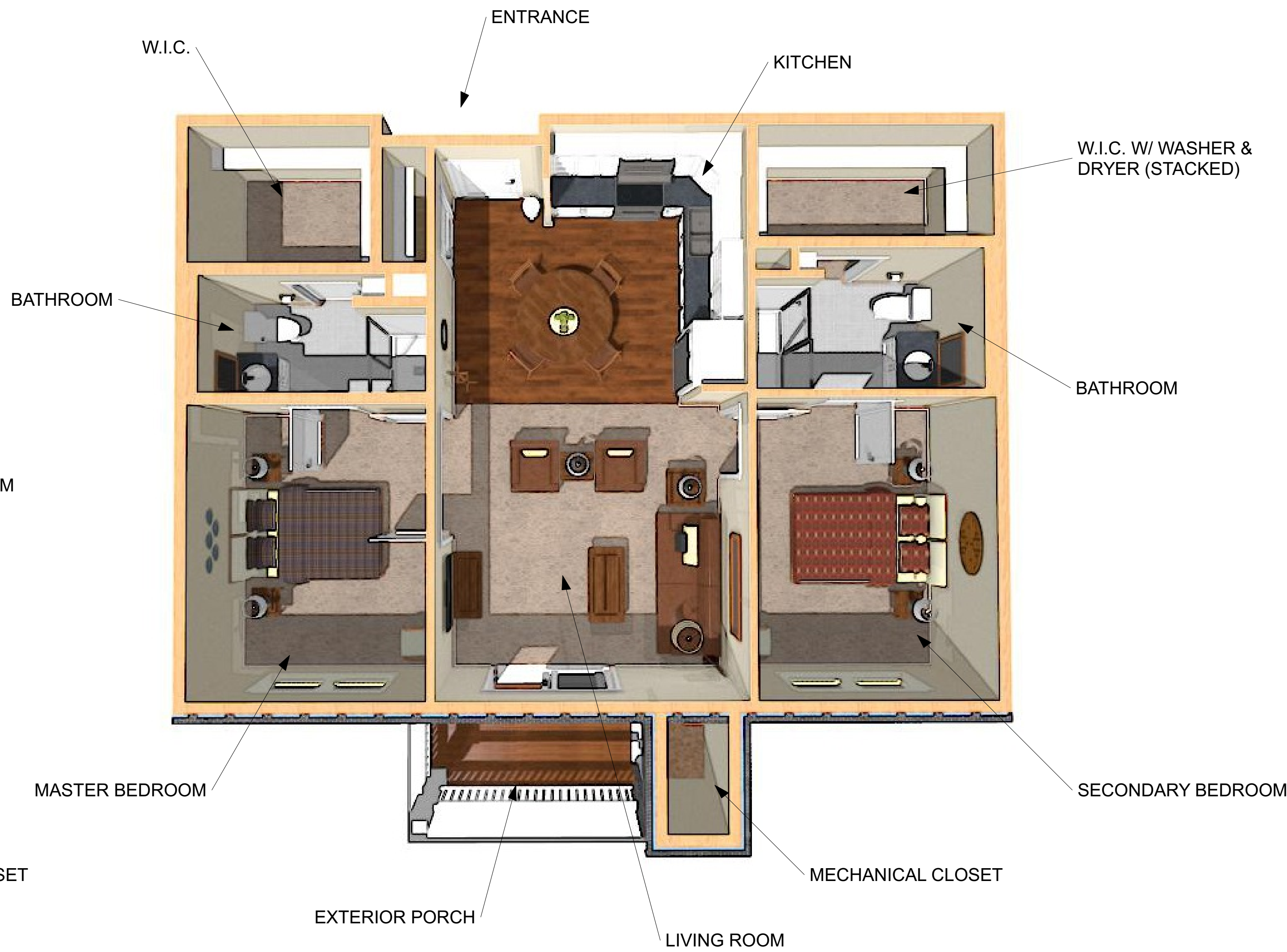
Project Number
ISSUANCES
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10/28/2015 + FOR ZONING REVIEW
12/10/2015 + REVISED FOR ZONING REVIEW
01/20/2016 + 65 Unit Bldg
02/01/2016 + 65 Unit Bldg Revised Presentation Set
02/03/2016 + SHT 4 REVISION ONLY
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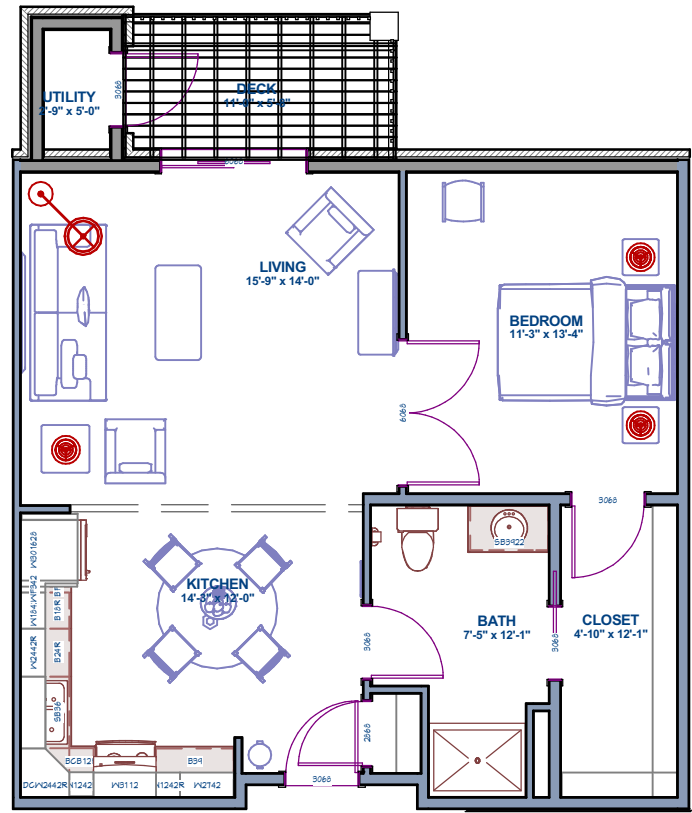
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02/01/2016 + 65 Unit Bldg Revised Presentation Set
02/03/2016 + SHT 4 REVISION ONLY
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**1 BEDROOM APARTMENT**  
**SC: 1/8"**

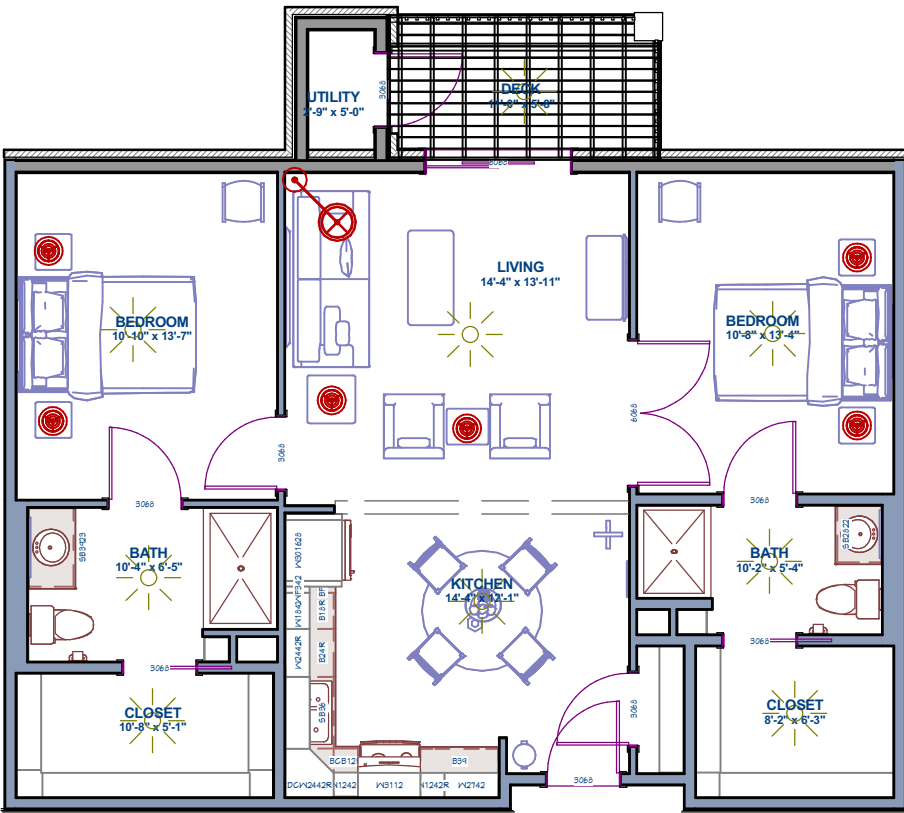


**2 BEDROOM APARTMENT**  
**SC: 1/8"**



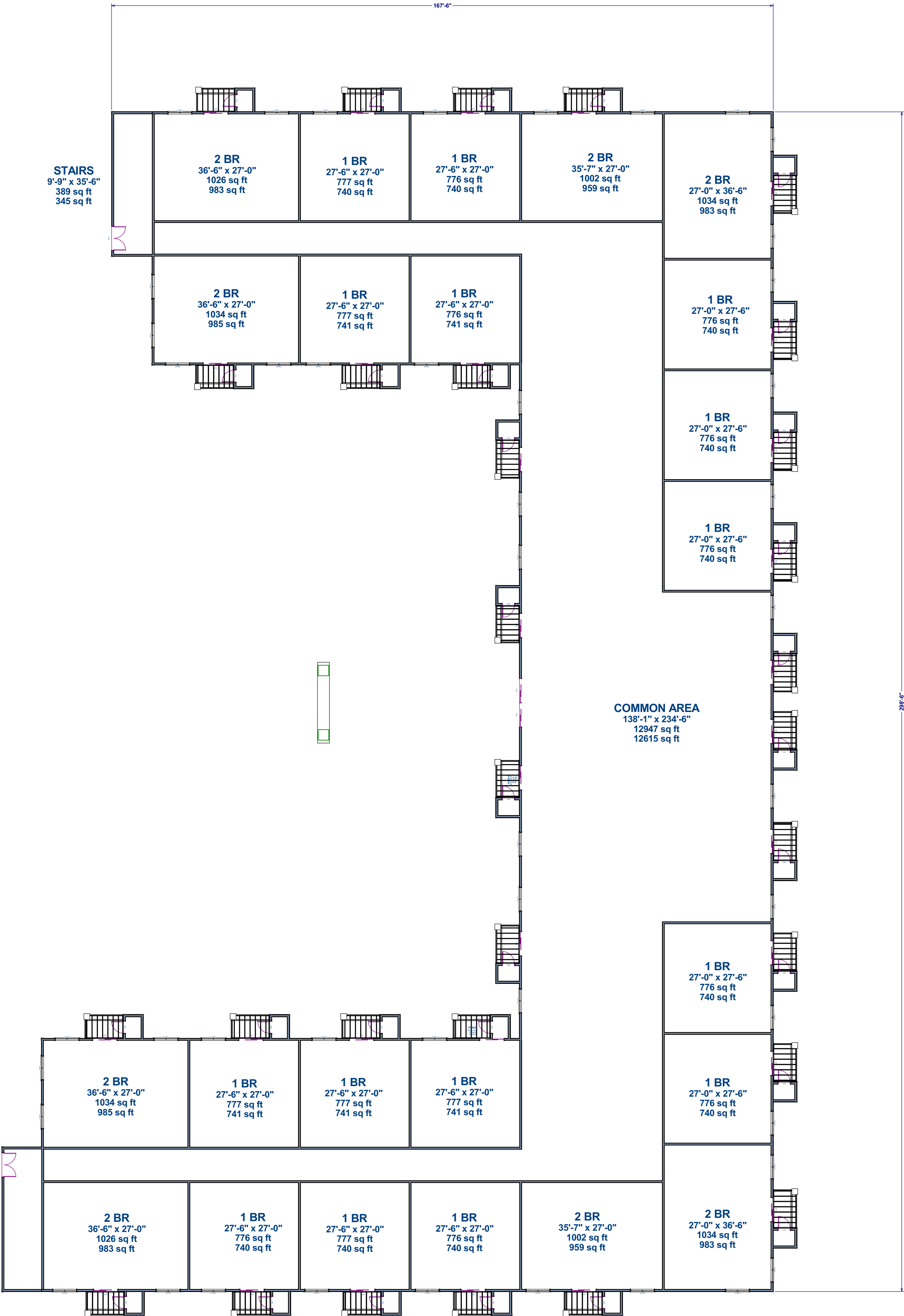
1 BEDROOM APARTMENT

SC: 1/8"



2 BEDROOM APARTMENT

SC: 1/8"



1ST FLOOR PLAN

SC: 1/16"

H

DJ

HOOKER | DE JONG

Architects & Engineers

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Studio Suite 410

Muskegon, MI 49440

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F 231 | 722 | 2589

ZONING REVIEW SET

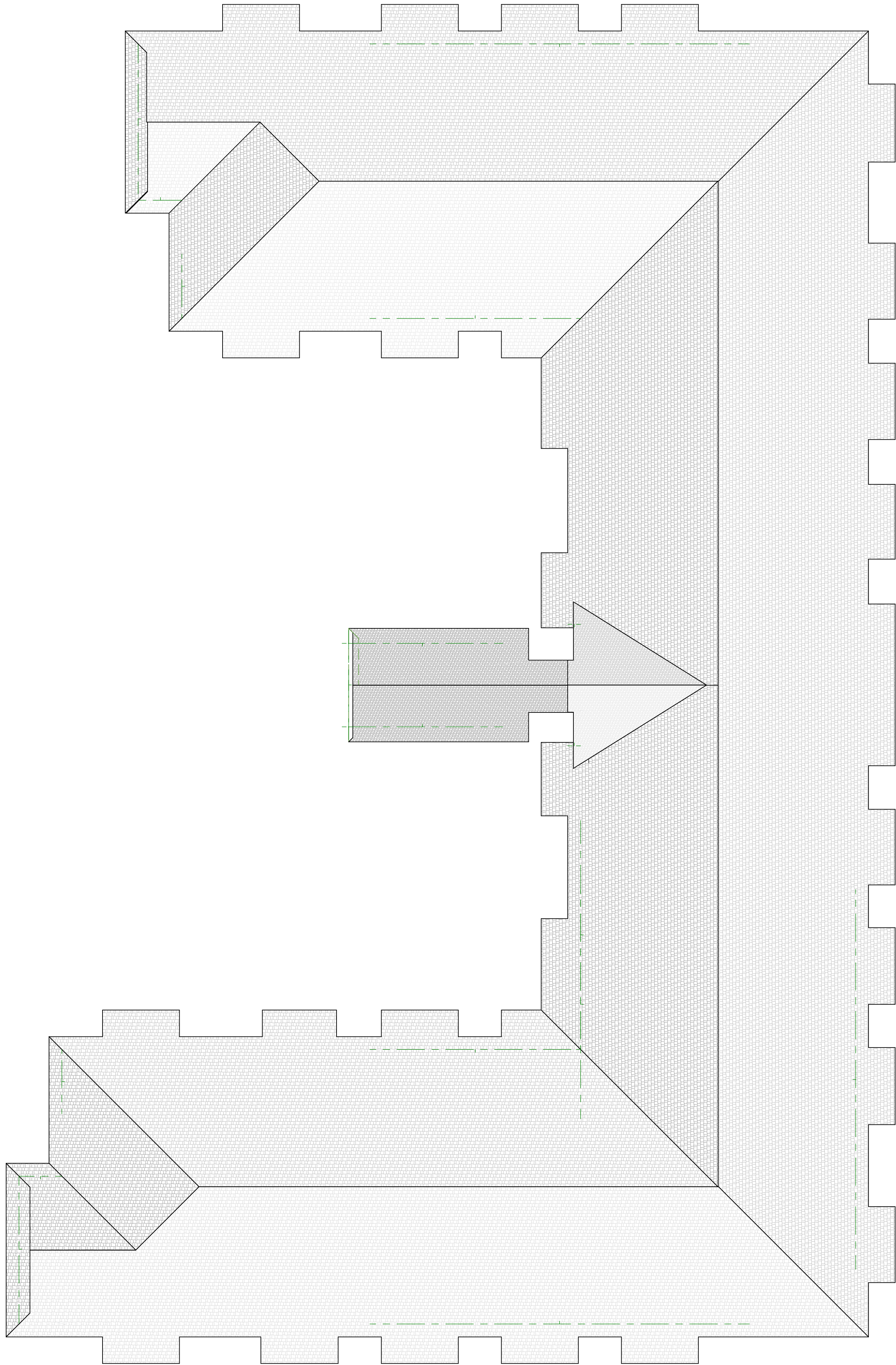
YORKVILLE, ILLINOIS

YORKVILLE APARTMENT COMPLEX

GC HOUSING DEVELOPMENT LLC

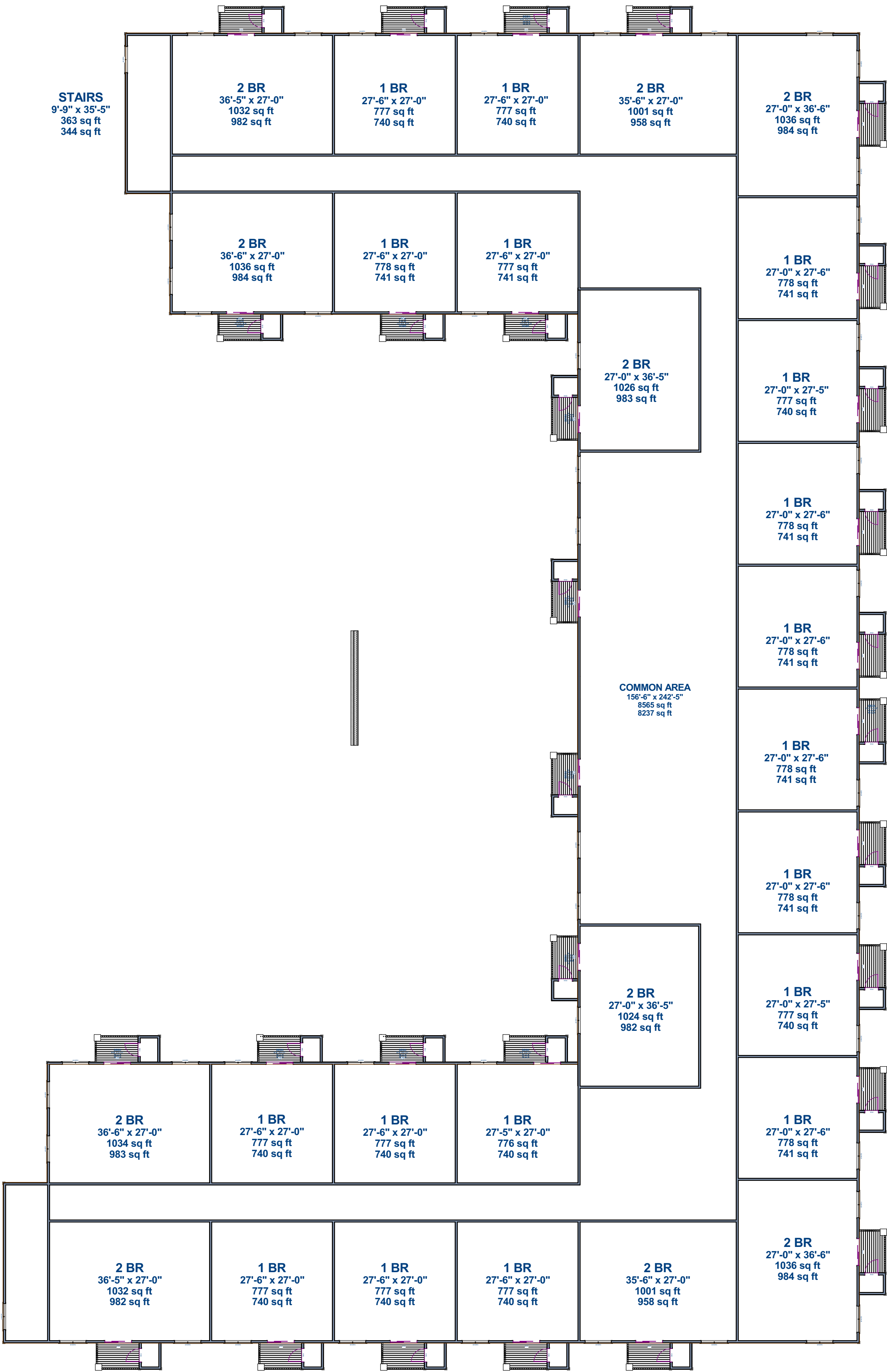
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01/20/2016 + 65 Unit Bldg
02/01/2016 + 65 Unit Bldg Revised Presentation Set
02/03/2016 + SHT 4 REVISION ONLY
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ROOF PLAN

SC: 1/16"



2ND FLOOR PLAN

SC: 1/16"

H

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F 231 | 722 | 2589

ZONING REVIEW SET

YORKVILLE, ILLINOIS

YORKVILLE APARTMENT COMPLEX

GC HOUSING DEVELOPMENT LLC

Project Number
ISSUANCES
10/23/2015 + SCHEMATIC DESIGN REVIEW
10/28/2015 + FOR ZONING REVIEW
12/10/2015 + REVISED FOR ZONING REVIEW
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02/01/2016 + 65 Unit Bldg Revised Presentation Set
02/03/2016 + SHT 4 REVISION ONLY
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**WEST ELEVATION**

SC: 1/16"



**SOUTH ELEVATION**

SC: 1/16"



ROOF PEAK 39'-3"  
MIDROOF HT. = 30'-8.1/4"  
LOWER EAVE HT. = 22'-2.1/2"

**EAST ELEVATION**

SC: 1/16"



**NORTH ELEVATION**

SC: 1/16"

H

DJ

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F 231 | 722 | 2589

ZONING REVIEW SET

YORKVILLE, ILLINOIS

YORKVILLE APARTMENT COMPLEX

GC HOUSING DEVELOPMENT LLC

Project Number
ISSUANCES
10/23/2015 + SCHEMATIC DESIGN REVIEW
10/28/2015 + FOR ZONING REVIEW
12/10/2015 + REVISED FOR ZONING REVIEW
01/20/2016 + 65 Unit Bldg
02/01/2016 + 65 Unit Bldg Revised Presentation Set
02/03/2016 + SHT 4 REVISION ONLY
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**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
APPROVING THE REZONING TO THE R-4 GENERAL MULTI-FAMILY RESIDENCE  
DISTRICT OF THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF  
WALNUT STREET AND FREEMONT STREET  
(GC Housing Development LLC)**

**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**, GC Housing Development, LLC (the “Applicant”) is the developer and contract purchaser of a vacant parcel located at the northeast corner of Walnut Street and Freemont Street, Yorkville, Illinois, (the “Subject Property”) legally described in Section 2, and is seeking rezoning of the Subject Property from the R-1 Single-family Suburban Residence District to the R-4 General Multi-family Residence District; and,

**WHEREAS**, the Plan Commission convened and held a public hearing on the 13th day of January, 2016, to consider the rezoning after publication of notice and notice to property owners within five hundred (500) feet of the Subject Property; and,

**WHEREAS**, the Plan Commission reviewed the standards set forth in Section 10-4-10B-4 and made findings of fact and recommendation to the Mayor and City Council (the “Corporate Authorities”) for denial of the rezoning; and,

**WHEREAS**, the Corporate Authorities have received and considered the recommendation of the Plan Commission.

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

*Section 1:* The above recitals are incorporated herein and made a part of this Ordinance.



*Section 2:* That the Corporate Authorities hereby approve the rezoning of the Subject Property, legally described as:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF GUTHRIE SUBDIVISION; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE CENTERLINE OF WALNUT STREET, 330.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 07 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 468.00 FEET; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST, 77.08 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 533.31 FEET, AN ARC DISTANCE OF 263.51 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 00 SECONDS WEST, 404.21 FEET TO SAID CENTERLINE; THENCE SOUTH 82 DEGREES 35 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 330.0 FEET TO THE POINT OF BEGINNING IN YORKVILLE, KENDALL COUNTY, ILLINOIS,

PINs: 02-28-326-002 and 02-28-326-006,

from the R-1 Single-family Suburban Residence District to the R-4 General Multi-family Residence District.

*Section 3:* This Ordinance shall be in full force and effect upon its passage, approval, and publication and the acquisition of the Subject Property by the applicant or an entity in which the Applicant is the Managing General Partner.

*Passed* by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	LARRY KOT	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
DIANE TEELING	_____	SEAVER TARULIS	_____

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

\_\_\_\_\_  
MAYOR

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, GRANTING A VARIANCE TO INCREASE THE MAXIMUM PERMITTED NUMBER OF DWELLING UNITS PER ACRE FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF WALNUT STREET AND FREEMONT STREET**  
(*GC Housing Development 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 the State; and,

**WHEREAS**, pursuant to the Illinois Municipal Code (65 ILCS 5/11-13-5) the Mayor and City Council of the City (the “*Corporate Authorities*”) may provide for and allow variances to provide relief when strict compliance with the requirements of the Yorkville Zoning Ordinance (the “*Zoning Ordinance*”) creates a particular hardship; and,

**WHEREAS**, application ZBA 2015-06, filed by GC Housing Development LLC (the “*Applicant*”), requested to construct a senior independent living facility with a variance to the maximum density regulations contained in Section 10-11F-1 of eight (8) dwelling units per acre in the R-4 General Multi-Family Residence District a maximum of up to twenty-four (24) dwelling units per acre with respect to the real property described in Section 1 herein (the “*Subject Property*”); and,

**WHEREAS**, Notice of a public hearing on said application was published and pursuant to said notice the Zoning Board of Appeals of the City conducted a public hearing on January 6, 2016, on said application in accordance with the State statutes and the ordinances of the City; and,

**WHEREAS**, the Zoning Board of Appeals made the required Findings of Fact finding that the variation did not meet the standards in Section 10-4-7C of the Zoning Ordinance and recommended that the variance be denied; and,

**WHEREAS**, the applicant has now requested the corporate authorities to consider a maximum density of up to 17 dwelling units per acre; and

**WHEREAS**, the Corporate Authorities of the City of Yorkville have received and considered the recommendation of the Zoning Board of Appeals, and the request of the applicant.

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

*Section 1:* The above recitals are incorporated herein and made a part of this Ordinance.

*Section 2:* That this Ordinance shall apply to the Subject Property commonly known as the northeast corner of Walnut Street and Freemont Street and legally described as:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF GUTHRIE SUBDIVISION; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE CENTERLINE OF WALNUT STREET, 330.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 07 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 468.00 FEET; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST, 77.08 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 533.31 FEET, AN ARC DISTANCE OF 263.51 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 00 SECONDS WEST, 404.21 FEET TO SAID CENTERLINE; THENCE SOUTH 82 DEGREES 35 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 330.0 FEET TO THE POINT OF BEGINNING IN YORKVILLE, KENDALL COUNTY, ILLINOIS,

PINs: 02-28-326-002 and 02-28-326-006.

*Section 3:* That a variation pursuant to Section 10-4-7 of the Zoning Ordinance to permit a maximum density of up to seventeen (17) dwelling units per acre is hereby granted for the Subject Property.

*Section 4:* That the development on the Subject Property shall be constructed, operated and maintained substantially in accordance with the following plans, diagrams and conditions:

- A. Conditions as stated in the February 18, 2016 staff review letter from Planner Chris Heinen to Andrew Block, GC housing Development LLC attached hereto and made a part hereof as *Exhibit A*; and,
- B. Site Plan dated February 18, 2016 prepared by Manhard Consulting, 700 Springer Drive, Lombard IL 60148 attached hereto and made a part hereof as *Exhibit B*; and,
- C. Elevation plans dated February 3, 2016 prepared by Hooker De Jong Architects and Engineers, 316 Morris Avenue, Studio Suite 410, Muskegon, MI 49440 attached hereto and made a part hereof as *Exhibit C*; and,
- D. That the development shall be age restricted to tenants 55 years of age or older and any caregiver who may be required to provide supportive services to a disabled tenant; and,
- E. If a building permit is not obtained or if the Subject Property is not rezoned into the R-4 General Multi-family Residence District by March 1, 2018, this variance shall be repealed and no longer valid for the Subject Property.

*Section 5:* That ordinances or parts of ordinances in conflict with the provisions hereof, are hereby repealed to the extent of such conflict.

*Section 6:* That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

*Passed* by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	LARRY KOT	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
DIANE TEELING	_____	SEAVAR TARULIS	_____

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

\_\_\_\_\_  
MAYOR



## United City of Yorkville

*County Seat of Kendall County*

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-8545

Website: [www.yorkville.il.us](http://www.yorkville.il.us)

February 18, 2016

Andrew Block  
GC Housing Development LLC  
343 Wainwright Drive, Suite B  
Northbrook, IL 60062

(VIA E-MAIL)

**RE: GC Housing Development for a Senior Independent Living Facility**

Dear Mr. Block,

This correspondence is intended to follow-up on the recent Site Plan dated February 18, 2016 and Elevations dated February 3, 2016. Per staff review, below are the comments:

**Engineering Comments:**

- Please refer to the attached comments prepared by Engineering Enterprises Inc. (EEI) dated November 11, 2015.

**Fire District (BKFD) Comments:**

- Fully sprinkled/ Attic Space?
- True firewalls to divide building?
- Duct/smoke detection?
- Fire Protected waste chutes?
- C.O. detection in units?

**Community Development Comments:**

- Please provide a detailed drawing of the trash enclosure.
- Please provide a photometrics plan.
- As part of the landscape plan, please provide a detailed tree preservation plan if needed. Additionally, if existing trees are to be removed, please provide a detailed tree replacement plan.
- Please review the appearance code that this project will need to adhere to. Please incorporate any changes into the building elevations. Sample boards of the material being used will be required for the upcoming meetings.
- The monument sign will need to follow the current sign ordinance.

- The rezoning and variance approval is contingent upon the petitioner closing on the property.
- **MAXIMUM DENSITY** – The Petitioner requests a variance to increase the density of the subject property after rezoning to R-4 from 8 dwelling units per acre to 17 dwelling units per acre.
- **BUILDING ELEVATIONS** – Staff requests material sample boards of all materials be provided.
  - Per Section 8-15-5: Criteria for Appearance of the City Code, new multiple-family residential structures the following shall apply:
    - The building footprint of single-family attached and multi-family buildings can be the same. However, the facade treatments must vary between buildings that are adjacent to one another. Facade variations may include building materials or colors in any one or more of the following: Siding; Masonry; Roof; Paint/stain; Doors.
    - Sites where requested setbacks and yards are less than the minimum zoning district requirements must provide an interesting relationship between buildings.
    - Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms and other innovative means so as to largely screen parking areas from view from public ways.
    - The height and scale of each building shall be compatible with its site and adjoining buildings.
    - Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
    - The architectural character of the building shall be in keeping with the topographical dictates of the site.
    - Masonry products shall be incorporated on the front facade of at least seventy five percent (75%) of the total buildings in the approved community, and shall incorporate a minimum of fifty percent (50%) premium siding material on the front facade. No less than half (25 percent of the total) of the minimum "premium siding" requirements must incorporate masonry products. Credit toward the remaining "premium siding" requirement can be earned via the use of major architectural features. Each major architectural feature used will earn a credit of ten percent (10%) towards the calculation of the minimum premium siding requirement.
    - Example: A building with thirty percent (30%) masonry on the front elevation will require the use of two (2) "major architectural features" ( $10\% + 10\% = 20\%$ ) to comply with the total "fifty percent (50%) premium siding material on the front facade".
    - Pedestrian features/amenities, such as covered walkways, street furniture, and bicycle rack facilities are encouraged.
    - Common open space and outdoor features are encouraged.
- **SIGNAGE** – Signage must adhere to the current Sign Ordinance criteria.
- **LIGHTING** – A photometric plan shall be provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed 0.1 foot-candle and no glare shall spill onto adjacent properties or rights of way.
- **CONTIGUOUS LOTS** – The proposed development straddles two (2) contiguous parcels assumedly under one ownership. While Section 10-3-3 allows for two (2)

contiguous lots which may not meet the minimum zoning lot size to be used for a single development, staff recommends that the existing two (2) parcels be consolidated either through a final plat or via a Plat Act exemption, if applicable.

**Yorkville Bristol Sanitary District (YBSD) Comments:**

- Estimated Population Equivalent Loading to the sanitary sewer system ( Lbs. of B.O.D. & S.S.).
- Estimated waste flow in GPD.
- Is there sufficient city sewer capacity?

Should you have any questions, please feel free to contact me at 630-553-8574, or via email: [cheinen@yorkville.il.us](mailto:cheinen@yorkville.il.us).

Sincerely,

Chris Heinen  
Planner

Encl.

Cc: Bart Olson, City Administrator (via e-mail)  
Kathleen Field-Orr, City Attorney (via e-mail)  
Tracy Kasson, Applicant's Attorney (via e-mail)  
Lisa Pickering, Deputy Clerk (via e-mail)  
Brad Sanderson, EEL, City Engineer (via e-mail)  
Michael Torrence, BKFD (via e-mail)  
Chris Heinen, Planner (via e-mail)  
Kevin Collman, YBSD (via e-mail)









**NORTH/WEST PERSPECTIVE**



**SOUTH/EAST PERSPECTIVE**

H

DJ

HOOKER|DE JONG  
Architects & Engineers  
316 Morris Avenue  
Studio Suite 410  
Muskegon, MI 49440  
P 231 | 722 | 3407  
F 231 | 722 | 2589

ZONING REVIEW SET

YORKVILLE, ILLINOIS

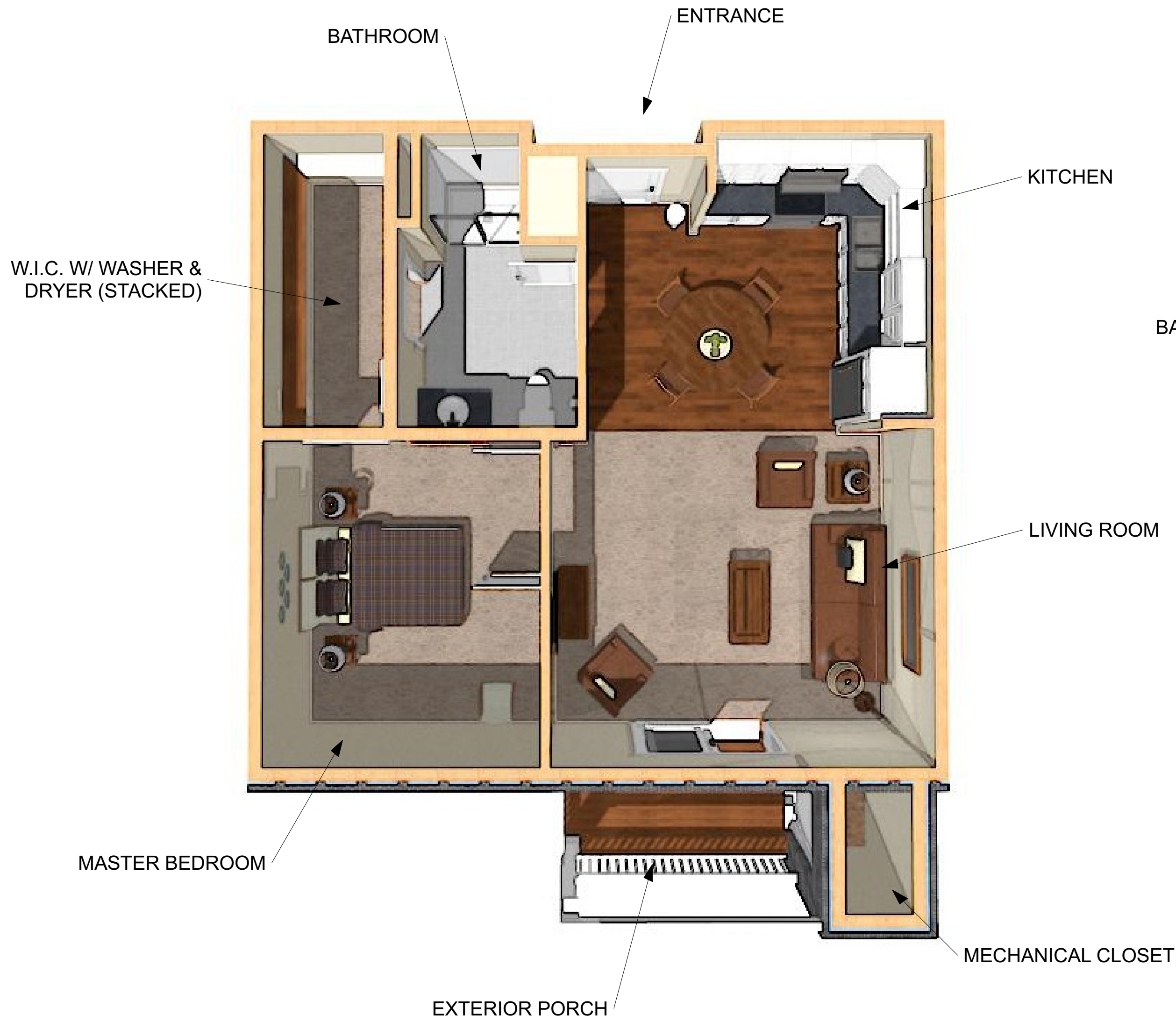
YORKVILLE APARTMENT COMPLEX

GC HOUSING DEVELOPMENT LLC

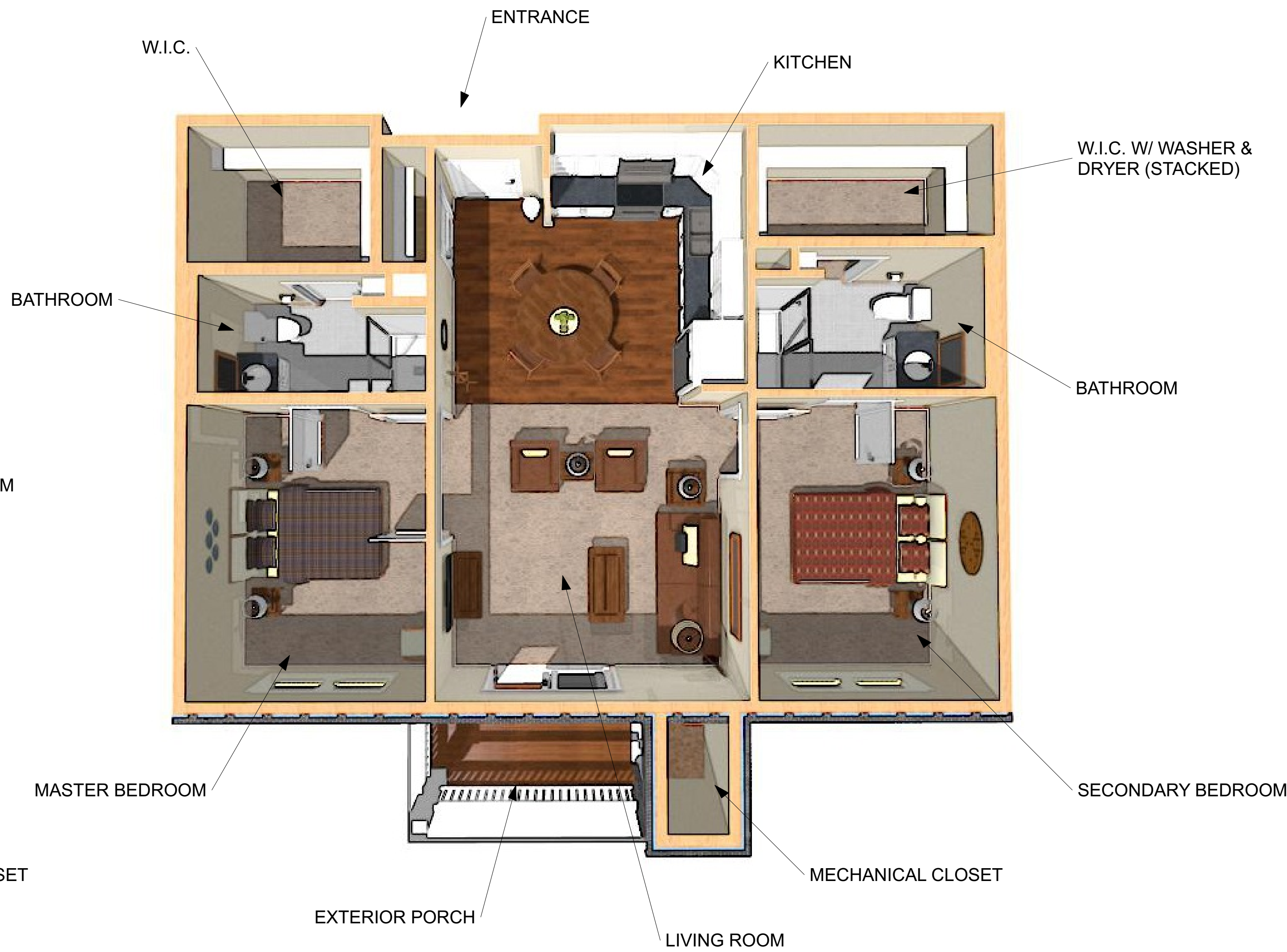
Project Number
ISSUANCES
10/23/2015 + SCHEMATIC DESIGN REVIEW
10/28/2015 + FOR ZONING REVIEW
12/10/2015 + REVISED FOR ZONING REVIEW
01/20/2016 + 65 Unit Bldg
02/01/2016 + 65 Unit Bldg Revised Presentation Set
02/03/2016 + SHT 4 REVISION ONLY
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REVISIONS
<b>A1.1</b>



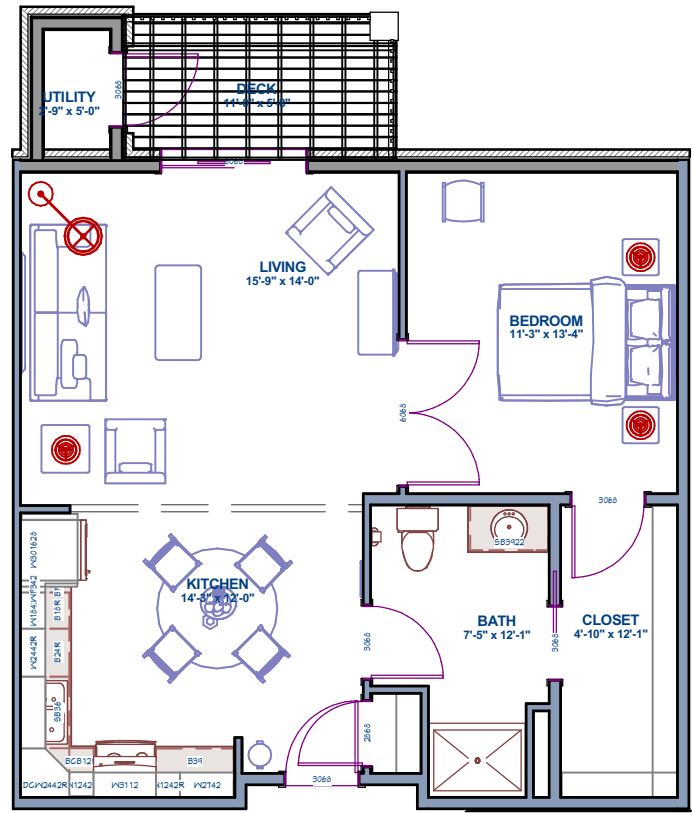
Project Number
ISSUANCES
10/23/2015 + SCHEMATIC DESIGN REVIEW
10/28/2015 + FOR ZONING REVIEW
12/10/2015 + REVISED FOR ZONING REVIEW
01/20/2016 + 65 Unit Bldg
02/01/2016 + 65 Unit Bldg Revised Presentation Set
02/03/2016 + SHT 4 REVISION ONLY
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A1.2



**1 BEDROOM APARTMENT**  
**SC: 1/8"**

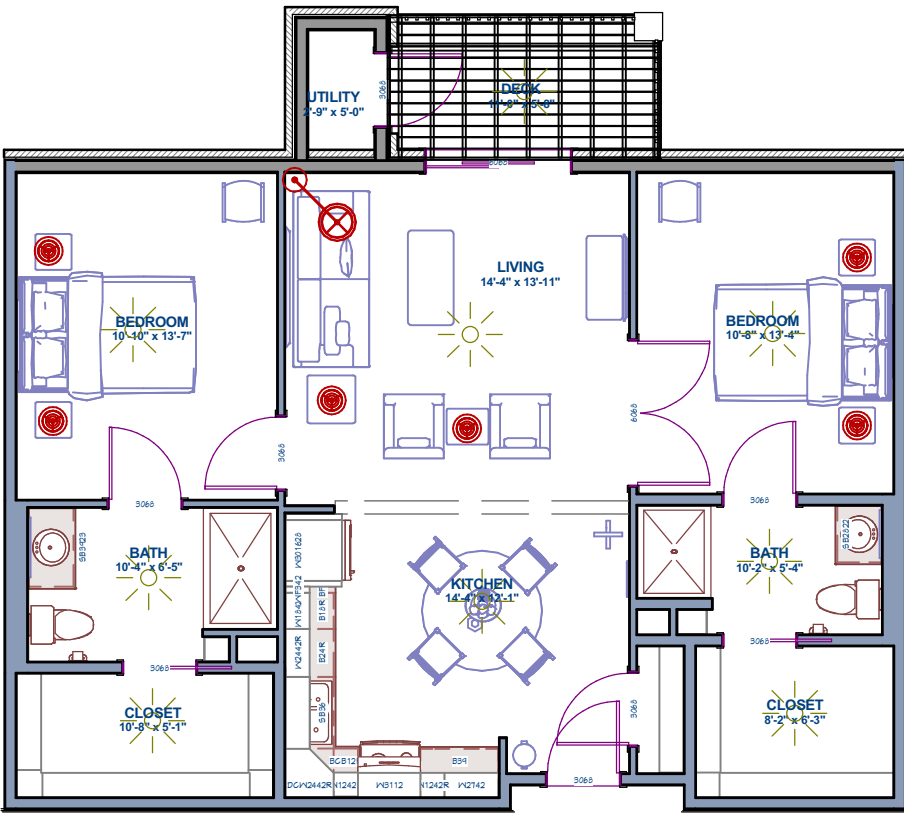


**2 BEDROOM APARTMENT**  
**SC: 1/8"**



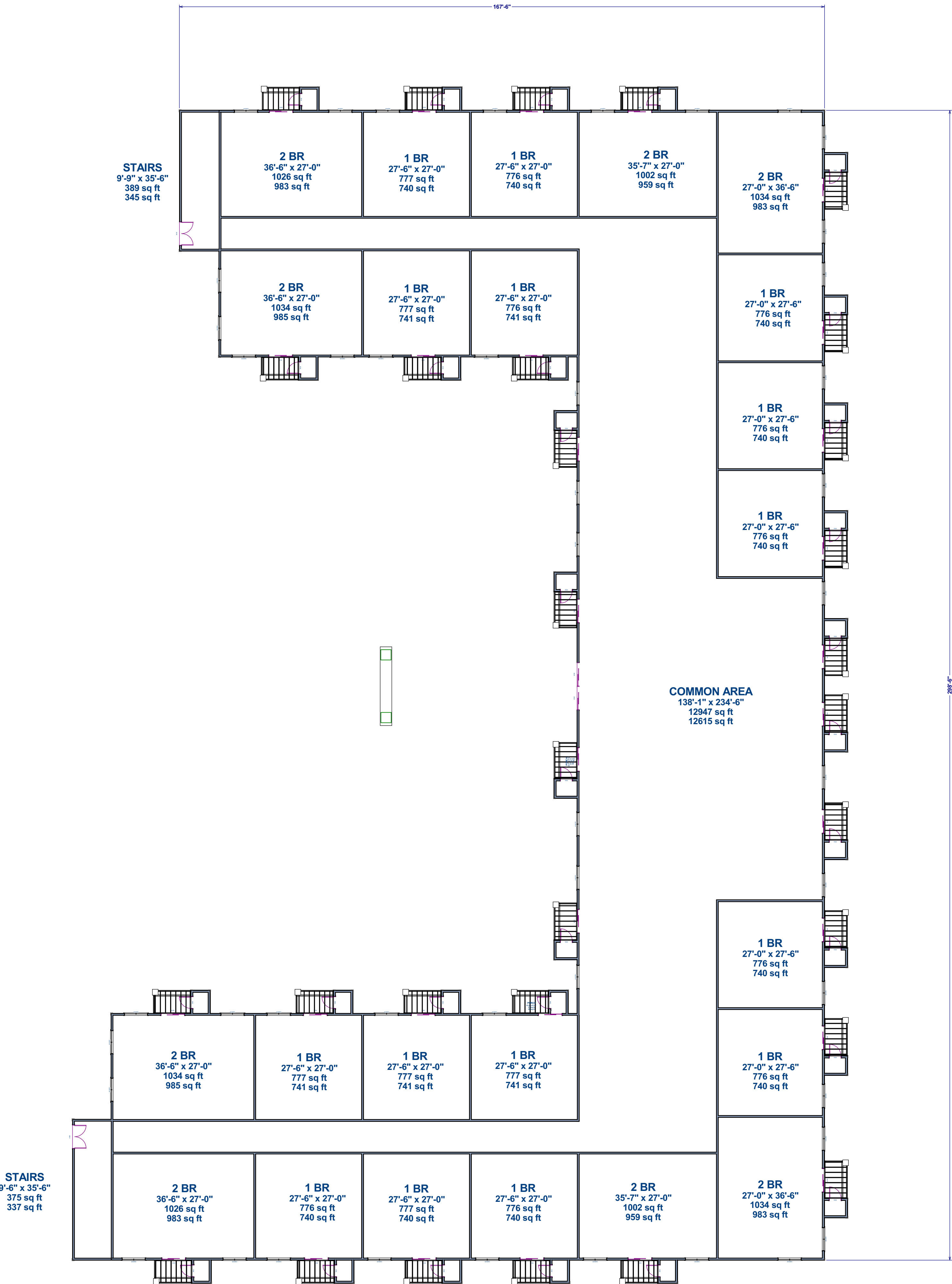
1 BEDROOM APARTMENT

SC: 1/8"



2 BEDROOM APARTMENT

SC: 1/8"



1ST FLOOR PLAN

SC: 1/16"

H

DJ

HOOKER | DE JONG

Architects & Engineers

316 Morris Avenue

Studio Suite 410

Muskegon, MI 49440

P 231 | 722 | 3407

F 231 | 722 | 2589

ZONING REVIEW SET

YORKVILLE, ILLINOIS

YORKVILLE APARTMENT COMPLEX

GC HOUSING DEVELOPMENT LLC

Project Number
ISSUANCES
10/23/2015 + SCHEMATIC DESIGN REVIEW
10/28/2015 + FOR ZONING REVIEW
12/10/2015 + REVISED FOR ZONING REVIEW
01/20/2016 + 65 Unit Bldg
02/01/2016 + 65 Unit Bldg Revised Presentation Set
02/03/2016 + SHT 4 REVISION ONLY
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**WEST ELEVATION**

SC: 1/16"



**SOUTH ELEVATION**

SC: 1/16"



ROOF PEAK 39'-3"  
MIDROOF HT. = 30'-8.1/4"  
LOWER EAVE HT. = 22'-2.1/2"

**EAST ELEVATION**

SC: 1/16"



**NORTH ELEVATION**

SC: 1/16"

H

DJ

HOOKER | DE JONG

Architects & Engineers

316 Morris Avenue

Studio Suite 410

Muskegon, MI 49440

P 231 | 722 | 3407

F 231 | 722 | 2589

ZONING REVIEW SET

YORKVILLE, ILLINOIS

YORKVILLE APARTMENT COMPLEX

GC HOUSING DEVELOPMENT LLC

Project Number
ISSUANCES
10/23/2015 + SCHEMATIC DESIGN REVIEW
10/28/2015 + FOR ZONING REVIEW
12/10/2015 + REVISED FOR ZONING REVIEW
01/20/2016 + 65 Unit Bldg
02/01/2016 + 65 Unit Bldg Revised Presentation Set
02/03/2016 + SHT 4 REVISION ONLY
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REVISIONS
A1.5

**ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE  
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AND GC  
HOUSING DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

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

**WHEREAS**, GC Housing Development, LLC, an Illinois limited liability company located at 343 Wainwright Drive, Northbrook, Illinois (the “Developer”), proposes to purchase a 3.4 acre parcel of land located at the northeast corner of Walnut Street and Freemont Street in Yorkville, Illinois, (the “Subject Property”) and to construct a two-story senior independent living rental facility on the Subject Property dedicated to housing persons 55 years old and older (the “Project”); and

**WHEREAS**, to make the Project economically viable, the Developer has applied for funding from the Illinois Housing Development Authority; and

**WHEREAS**, the City has determined that it is necessary and in the best interest of the current and future residents of the City to enter into an agreement with the Developer in order to clarify the obligations of the parties with respect to the development of the Subject Property as age restricted rental housing as set forth in the Development Agreement attached hereto.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, that the Development Agreement, by and between the City and the Developer, in the form attached hereto and made a part hereto is hereby approved and the Mayor and City Clerk are hereby authorized to execute same.

*Passed* by the City Council of the United City of Yorkville, Kendall County, Illinois this  
\_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	LARRY KOT	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
DIANE TEELING	_____	SEAVER TARULIS	_____

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

\_\_\_\_\_  
MAYOR



**DEVELOPMENT AGREEMENT BETWEEN THE  
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AND  
GC HOUSING DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

**THIS DEVELOPMENT AGREEMENT** dated this \_\_\_\_\_ day of \_\_\_\_\_ 2016, by and between the United City of Yorkville, Kendall County, an Illinois municipal corporation (hereafter the “*City*”) and GC Housing Development LLC, an Illinois limited liability company, 343 Wainwright Drive, Suite B, Northbrook, Illinois 60062 (hereafter the “*Developer*”).

**P R E A M B L E S:**

**WHEREAS**, the City is a non-home rule municipality duly organized in accordance with the 1970 Constitution and the laws of the State of Illinois; and,

**WHEREAS**, the Developer is an experienced contractor of residential communities and is the contract purchaser of a certain 3.4 acre parcel of land located on Walnut Street, Yorkville, Illinois, approximately 115 feet east of Freemont Street and legally described on Exhibit A hereto and made a part hereof (the “*Subject Property*”) and proposes to construct a senior independent living rental facility (55 years old and older) consisting of a two-story building containing up to 33 one-bedroom residential units and up to 18 two-bedroom residential units, surface parking, and a common area to house a fitness room, community room and several other amenities for use by residents (the “*Project*”); and,

**WHEREAS**, the Subject Property is currently zoned R-1, Single Family Suburban Residence District and the Project, as proposed, would require R-4 zoning, General Multi-Family District (“*R-4 Zone*”) and therefore rezoning of the Subject Property is necessary in order to permit the Developer to proceed with the Project; and,

**WHEREAS**, the Project, as originally proposed, had an overall density of up to approximately 24 dwelling units per acre and now proposes to have an overall density of up to 17 dwelling units per acre while an R-4 Zone allows for a maximum of 8 dwelling units per acre and, therefore, an application for a variance from the applicable density standards in the R-4 Zone (if the rezoning is approved) must also be approved in order to permit the Developer to proceed; and,

**WHEREAS**, the Developer has also applied to the City for a rezoning of the Subject Property from R-1, Single Family Suburban Residence to the R-4 Zone and has also applied for a variance from the applicable standards of density to permit the Project to proceed as currently proposed; and,

**WHEREAS**, to make the Project economically viable, the Developer has applied for funding from the Illinois Housing Development Authority (“*IHDA*”) for the Project in order to construct affordable senior independent housing and, if the funding is not approved on or before September 30, 2017, the Developer shall withdraw its application for a rezoning of the Subject Property and its application for a variance from the maximum density permitted in an R-4 Zone; and,

**WHEREAS**, the Mayor and City Council have considered the need for affordable senior independent housing in the City and the surrounding community are prepared to proceed with the Project but only upon the terms and conditions hereinafter set forth.

**NOW, THEREFORE**, the parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

*Section 1.* The recitals contained in the foregoing Preambles to this Agreement are true and correct and are hereby incorporated into this Agreement as if fully restated in this Section 1.

*Section 2.* The Developer hereby covenants and agrees that, other than its application to the City for a variance from the maximum density permitted in an R-4 Zone, the Project shall conform to all other R-4 Zone standards and requirements, including, but not limited to, signage, landscaping, setbacks sidewalks, lot coverage, building height, parking spaces and the appearance code.

*Section 3.* The Developer agrees that all residential units in the Project shall be occupied by natural persons who are fifty-five (55) years of age or older and any live-in caregiver, as hereinafter defined, and further agrees that this age restriction shall be deemed as a covenant running with the land until such time as the building is demolished and shall be perfected by the recordation of this Agreement with the Recorder of Kendall County, Illinois, upon its execution by the parties hereto. For purposes of this Agreement, a live-in caregiver shall be a person who resides with a disabled tenant essential to the well-being of such tenant, not obligated to support the tenant, and would not be living with the tenant except to provide necessary supportive services.

*Section 4.* The Mayor and City Council, are prepared to approve the rezoning from R-1, Single Family Suburban Residence District to a R-4 Zone and the variance, as requested by the Developer to permit the increase in maximum density of dwelling units per acre up to 17 per acre from the maximum number of dwelling units per acre permitted in an R-4 Zone, thereby permitting the Developer to proceed to submit an application for funding and, thereafter, apply for the necessary permits to construct the Project.

*Section 5.* The Developer hereby agrees to pay the sum of \$417,578 as payment of the fees required by City Code in connection with the construction of the Project, as currently proposed. The final fees shall be calculated upon receipt of the final plans as required with the application for a building permit. Payment of one-half of said fees shall be made upon issuance of a building permit and one-half shall be made upon the issuance of a final certificate of occupancy,.

*Section 6.* The Developer hereby agrees to proceed to submit an application with all documentation as may be required for funding on or before March 1, 2016, and advise the City within 48 hours of receipt of the notice of the acceptance or rejection of its application for funding. The Developer shall have the right, but not the obligation, to re-apply for funding through September 30, 2017. It is understood and agreed that if the application for funding is denied and the Developer determines not to reapply for funding, this Agreement and any approvals pertaining to the Project shall be null and void as if such approvals had never been rendered.

*Section 7.* All notices, demands, requests, consents, approvals or other communications required or permitted by this Agreement shall be given in writing at the addresses set forth below and shall be deemed to have been given (i) on the day of actual delivery if delivered personally, (ii) on the day immediately following deposit with overnight courier, or (iii) as of the third (3<sup>rd</sup>) day from and including the date of posting if mailed by registered or certified first class mail, postage prepaid, return receipt requested. The parties, by notice hereunder, may designate any further or different addresses to which

subsequent notices, demands, requests, consents, approvals or other communications shall be sent.

***To the City:*** United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois 60560  
Attn: City Administrator

***With a copy to:*** Kathleen Field Orr  
Kathleen Field Orr & Associates  
53 West Jackson Blvd., Suite 964  
Chicago, Illinois 60604

***If to the Developer:*** Jeffrey D. Crane  
GC Housing Development LLC  
343 Wainwright Drive  
Suite B  
Northbrook, Illinois 60062

***With a copy to:*** Tracy D. Kasson  
300 E. Roosevelt Road  
Suite 300  
Wheaton, Illinois 60187

*Section 8.* This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument.

*Section 9.* If any provision of this Agreement, or any Section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

*Section 10.* This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois with venue lying in the Circuit Court for Kendall County, Illinois.

*Section 11.* This Agreement (together with the Exhibits attached hereto) constitutes the entire agreement between the City and the Developer and supersedes all prior agreements, negotiations and discussions between them relating to the subject matter hereof. This Agreement may not be modified or amended except by a written instrument executed by all the parties or their permitted successors or assigns.

*Section 12.* The Developer may not assign its rights or obligations under this Agreement without the express written consent of the City, which approval shall not be unreasonably withheld; provided, however, an assignment may be made without the City's written consent to any person, company, organization or entity of any kind in which the Developer is the Managing General Partner.

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

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

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

*Attest:*

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

GC Housing Development LLC, an Illinois  
limited liability company

\_\_\_\_\_

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

Its: \_\_\_\_\_

“Exhibit A”

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF GUTHRIE SUBDIVISION; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE CENTERLINE OF WALNUT STREET, 330.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 07 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 468.00 FEET; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST, 77.08 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 533.31 FEET, AN ARC DISTANCE OF 263.51 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 00 SECONDS WEST, 404.21 FEET TO SAID CENTERLINE; THENCE SOUTH 82 DEGREES 35 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 330.0 FEET TO THE POINT OF BEGINNING IN YORKVILLE, KENDALL COUNTY, ILLINOIS,

PINs: 02-28-326-002 and 02-28-326-006.



**ORDINANCE APPROVING AN AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AND GC HOUSING DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, PROVIDING FOR A HOUSING ASSISTANCE PROGRAM**

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

**WHEREAS**, GC Housing Development, LLC, an Illinois limited liability company located at 343 Wainwright Drive, Northbrook, Illinois 60062 (the “*Developer*”), proposes to purchase a 3.4 acre parcel of land located at the northeast corner of Walnut Street and Freemont Street in Yorkville, Illinois, (the “*Subject Property*”) and to construct a two-story senior independent living rental facility on the Subject Property dedicated to housing persons 55 years old and older (the “*Project*”); and,

**WHEREAS**, to make the Project economically viable, the Developer has applied for funding from the Illinois Housing Development Authority (“*IHDA*”) and plans to implement income restrictions on tenants on relation to the Project; and,

**WHEREAS**, if the Developer’s request for IHDA funding is approved, the City has agreed to establish a housing assistance program (the “*Program*”) to provide rental assistance for no more than three (3) one bedroom apartments at the Project subject to the terms and conditions set forth in the Agreement providing for a Housing Assistance Program attached hereto; and,

**WHEREAS**, the City has determined that it is necessary and in the best interest of the current and future residents of the City to enter into an agreement with the Developer in order to clarify the obligations of the Developer and the City with respect to the Program.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, that the Agreement providing for a Housing Assistance Program, by and between the City and the Developer, in the form attached hereto and made a part hereto is hereby approved and the Mayor and City Clerk are hereby authorized to execute same.

*Passed* by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	LARRY KOT	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
DIANE TEELING	_____	SEAVAR TARULIS	_____

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

\_\_\_\_\_  
MAYOR

**AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,  
ILLINOIS, AND GC HOUSING DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY  
COMPANY, PROVIDING FOR A HOUSING ASSISTANCE PROGRAM**

**THIS DEVELOPMENT AGREEMENT** dated this \_\_\_\_\_ day of \_\_\_\_\_ 2016, by and between the United City of Yorkville, Kendall County, an Illinois municipal corporation (hereafter the “*City*”) and GC Housing Development LLC, an Illinois limited liability company, 343 Wainwright Drive, Suite B, Northbrook, Illinois 60062 (hereafter the “*Developer*”).

**P R E A M B L E S:**

**WHEREAS**, the City is a non-home rule municipality duly organized in accordance with the 1970 Constitution and the laws of the State of Illinois; and,

**WHEREAS**, the Developer is an experienced contractor of residential communities and is the contract purchaser of a certain 3.4 acre parcel of land located on Walnut Street, Yorkville, Illinois, approximately 115 feet east of Freemont Street and legally described on Exhibit A hereto and made a part hereof (the “*Subject Property*”) and proposes to construct a senior independent living rental facility (55 years old and older) consisting of a two-story building containing up to 33 one-bedroom residential units and up to 18 two-bedroom residential units, surface parking, and a common area to house a fitness room, community room and several other amenities for use by residents (the “*Project*”); and,

**WHEREAS**, the Developer has applied for funding from the Illinois Housing Development Authority (“*IHDA*”) in order to construct the Project as “affordable” senior housing requiring income restrictions of tenants up to 30% of the average median income for the

county for approximately 20% of the total units and up to 60% of the average median income for the county for the remaining units; and,

**WHEREAS**, in order to assist with the Developer's application for funding from IHDA to construct the Project, the City has agreed to establish a senior housing assistance program as hereinafter set forth to supplement the revenue of 5% of the units at the Project or a total of 3 one-bedroom units; and,

**WHEREAS**, the City believes that providing rental assistance to seniors as hereinafter provided is in the best interest of the community and its residents.

**NOW, THEREFORE**, the parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

*Section 1.* The recitals contained in the foregoing Preambles to this Agreement are true and correct and are hereby incorporated into this Agreement as if fully restated in this Section 1.

*Section 2.* The City hereby agrees that upon completion of the Project in accordance with all applicable codes, ordinances, laws of the state and permits issued therefor, it shall establish the "Yorkville Senior Housing Assistance Program" for a period of ten (10) years to provide rental assistance payments for no less than three (3) one-bedroom residential units to qualifying tenants pursuant to the formula as hereinafter provided in Section 3.

*Section 3.* The City agrees to pay rental assistance for no more than three (3) one-bedroom residential units at the Project calculated by determining the difference of thirty percent (30%) of the resident's annual income and the annual established rent and any tenant-paid utilities for the residential unit. It is understood and agreed that the calculation and verification of a resident's annual income shall be the responsibility of the Project's management company

and the City may demand from the management company, at any time during the term of this Agreement, verification of income, lease term and established rent for the residential unit.

*Section 4.* The City hereby adopts the rules and regulations for the Yorkville Senior Housing Assistance Program as set forth on *Exhibit B* attached hereto and made a part hereof (the “*Rules and Regulations*”) which shall be strictly followed by the management company at all times during the term of the program.

*Section 5.* The Developer hereby covenants and agrees that it shall employ a management company with substantial experience managing senior housing and require such management company to strictly adhere to the Rules and Regulations of the Yorkville Senior Housing Assistance Program. The Developer further agrees to remove the management company or any future management company employed at the Project in the event such company fails to operate and maintain the Project in accordance with all applicable ordinances and laws of the City and the State of Illinois or strictly follow the Rules and Regulations of the Yorkville Senior Housing Assistance Program.

*Section 6.* If for any reason, the Project is in violation of any City Code whether in its maintenance, condition or operation, and fails to cure such violation within thirty (30) days of receipt of a notice thereof or within such time as extended by the City, this Agreement shall be canceled and no further rental assistance payments shall be made by the City.

*Section 7.* All notices, demands, requests, consents, approvals or other communications required or permitted by this Agreement shall be given in writing at the addresses set forth below and shall be deemed to have been given (i) on the day of actual delivery if delivered personally, (ii) on the day immediately following deposit with overnight

courier, or (iii) as of the third (3<sup>rd</sup>) day from and including the date of posting if mailed by registered or certified first class mail, postage prepaid, return receipt requested. The parties, by notice hereunder, may designate any further or different addresses to which subsequent notices, demands, requests, consents, approvals or other communications shall be sent.

***To the City:*** United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois 60560  
Attn: City Administrator

***With a copy to:*** Kathleen Field Orr  
Kathleen Field Orr & Associates  
53 West Jackson Blvd., Suite 964  
Chicago, Illinois 60604

***If to the Developer:*** Jeffrey D. Crane  
GC Housing Development LLC  
343 Wainwright Drive  
Suite B  
Northbrook, Illinois 60062

***With a copy to:*** Tracy D. Kasson  
300 E. Roosevelt Road  
Suite 300  
Wheaton, Illinois 60187

*Section 8.* This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument.

*Section 9.* If any provision of this Agreement, or any Section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included

herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

*Section 10.* This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois with venue lying in the Circuit Court for Kendall County, Illinois.

*Section 11.* This Agreement (together with the Exhibits attached hereto) constitutes the entire agreement between the City and the Developer and supersedes all prior agreements, negotiations and discussions between them relating to the subject matter hereof. This Agreement may not be modified or amended except by a written instrument executed by all the parties or their permitted successors or assigns.

*Section 12.* The Developer may not assign its rights or obligations under this Agreement without the express written consent of the City, which approval shall not be unreasonably withheld; provided, however, an assignment may be made without the City's written consent to any person, company, organization or entity of any kind in which the Developer is the Managing General Partner.

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

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

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

*Attest:*

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

GC Housing Development LLC, an Illinois  
Limited liability Company

By: \_\_\_\_\_  
Its: \_\_\_\_\_



*Exhibit A*

*Legal Description of the Property*

## *Exhibit B*

### *Rules and Regulations of the Yorkville Senior Housing Assistance Program*

The Yorkville Senior Housing Assistance Program shall provide rental assistance payments to households earning less than thirty percent (30%) of the median income for Kendall County utilizing the guidelines of the United States Department of Housing and Urban Development. In order for any facility to be eligible for funding from the Yorkville Senior Housing Assistance Program, the procedures hereinafter set forth must be strictly followed:

1. Ninety (90) days to the opening of a senior housing facility eligible for rental assistance payments, applications must be made available for no less than five percent (5%) of the total units at the facility.
2. Advertising the availability of applications for rental assistance for qualifying tenants must be made sixty (60) days prior to the opening of the facility.
3. Applications must be taken on a first come, first served basis beginning thirty (30) days prior to the opening of the facility.
4. Priority for the assisted units will be based on the following criteria:
  - (a) All applicants must be 55 years or older and earn less than thirty percent (30%) of the Kendall County average median income;
  - (b) All applicants must be of good character;
  - (c) Priority must be given to the following persons in the following order:
    - (i) Yorkville residents that are Veterans;
    - (ii) Yorkville residents;
    - (iii) Referrals through the Illinois Housing Development Authority State Referral Network (SRN), however at all times there shall be at least one recipient of the Yorkville Rental Assistance program that meets this priority. This one unit will be held open pending placement through the SRN for ninety-days after the certificate of occupancy is issued and for thirty-days after turnover of the unit. Should the unit not be filled by the SRN within the stated timeframe than priority for the unit will be given to those applicants meeting criteria 4-C-I followed by criteria 4-C-II.
5. A waiting list of eligible applicants must be maintained for the entire term of the Yorkville Senior Housing Assistance Program. The foregoing priority list shall apply to all applicants.

6. Becoming a resident of the facility but not participating in the rental assistance program will not disqualify such resident to be on the waiting list for the rental assistance program.

“Exhibit A”

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF GUTHRIE SUBDIVISION; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE CENTERLINE OF WALNUT STREET, 330.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 07 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 468.00 FEET; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST, 77.08 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 533.31 FEET, AN ARC DISTANCE OF 263.51 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 00 SECONDS WEST, 404.21 FEET TO SAID CENTERLINE; THENCE SOUTH 82 DEGREES 35 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 330.0 FEET TO THE POINT OF BEGINNING IN YORKVILLE, KENDALL COUNTY, ILLINOIS,

PINs: 02-28-326-002 and 02-28-326-006.

**ORDINANCE APPROVING AN INDEMNITY AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AND GC HOUSING DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

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

**WHEREAS**, GC Housing Development, LLC, an Illinois limited liability company located at 343 Wainwright Drive, Northbrook, Illinois (the “*Developer*”), proposes to purchase a 3.4 acre parcel of land located at the northeast corner of Walnut Street and Freemont Street in Yorkville, Illinois, (the “*Subject Property*”) and to construct a two-story senior independent living rental facility on the Subject Property dedicated to housing persons 55 years old and older (the “*Project*”); and

**WHEREAS**, to make the Project economically viable, the Developer has applied for funding from the Illinois Housing Development Authority (“*IHDA*”); and

**WHEREAS**, if the Developer’s request for IHDA funding is approved, the City has agreed to establish a housing assistance program (the “*Program*”) to provide rental assistance for no more than three (3) one bedroom apartments at the Project subject to the terms and conditions set forth in the Indemnity Agreement attached hereto; and,

**WHEREAS**, the City has determined that it is necessary and in the best interest of the current and future residents of the City to enter into an agreement with the Developer in order to clarify the obligations of the Developer and the City with respect to the Program and the Developer’s indemnification of the City.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, that the Indemnity Agreement, by and between the City and the Developer, in the form attached hereto and made a part hereto is hereby approved and the Mayor and City Clerk are hereby authorized to execute same.

*Passed* by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	LARRY KOT	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
DIANE TEELING	_____	SEAVAR TARULIS	_____

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

\_\_\_\_\_  
MAYOR

**INDEMNITY AGREEMENT BETWEEN THE  
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AND  
GC HOUSING DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

**THIS INDEMNITY AGREEMENT** dated this \_\_\_\_\_ day of \_\_\_\_\_ 2016, by and between the United City of Yorkville, Kendall County, an Illinois municipal corporation (hereafter the “*City*”) and GC Housing Development LLC, an Illinois limited liability company, 343 Wainwright Drive, Suite B, Northbrook, Illinois 60062 (hereafter the “*Developer*”).

**P R E A M B L E S:**

**WHEREAS**, the City is a non-home rule municipality duly organized in accordance with the 1970 Constitution and the laws of the State of Illinois; and,

**WHEREAS**, the Developer is an experienced contractor of residential communities and is the contract purchaser of a certain 3.4 acre parcel of land located on Walnut Street, Yorkville, Illinois, approximately 115 feet east of Freemont Street and legally described on Exhibit A hereto and made a part hereof (the “*Subject Property*”) and proposes to construct a senior independent living rental facility (55 years old and older) consisting of a two-story building containing up to 33 one-bedroom residential units and up to 18 two-bedroom residential units, surface parking, and a common area to house a fitness room, community room and several other amenities for use by residents (the “*Project*”); and,

**WHEREAS**, to make the Project economically viable, the Developer has applied for funding for the Project in order to construct affordable senior independent housing and, if the funding is approved, the City has agreed to establish a housing assistance program to be funded with a portion of fees paid by the Developer in connection with the Project; and,

**WHEREAS**, the Mayor and City Council have considered the need for affordable senior independent housing in the City and the surrounding community and, therefore, are willing to establish a housing assistance program for the Project but only upon the terms and conditions hereinafter set.

**NOW, THEREFORE**, the parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

*Section 1.* The recitals contained in the foregoing Preambles to this Agreement are true and correct and are hereby incorporated into this Agreement as if fully restated in this Section 1.

*Section 2.* The City shall establish a housing assistance program to provide rental assistance for no more than three (3) one bedroom apartments at the Project. The amount of rental assistance to be provided to an eligible tenant shall be an amount equal to the difference between 30% of the tenant's annual income and the established monthly rent and tenant paid utilities for a one bedroom apartment at the Project. The City agrees to fund the housing assistance program with a maximum of \$105,000 for the life of such program.

*Section 3.* It is understood and agreed that the City's housing assistance program will commence the first month of occupation of an apartment by a tenant eligible to receive rental assistance and terminate on the tenth anniversary thereof..

*Section 4.* Upon the establishment by the City of the housing assistance program for the benefit of the Project, the Developer agrees to indemnify the City for any rental assistances payments due from the City over and the initial funding of \$105,000 up to a total of \$150,000 (\$45,000), which indemnification shall be in effect for so long as the City continues such housing assistance program.



*Section 5.* The Developer shall indemnify and hold harmless the City, its agents, officers and employees against all injuries, claims, liabilities, judgments, costs and expenses (including reasonable attorney's fees) assessed against the same arising from the City's operation of its housing assistance program for the benefit of the Project, including but not limited to the calculation of a tenants annual income and eligibility for assistance, administration of the program, designation of the apartments assigned to eligible tenants, conditions of the apartments, and conditions of all parts of the Project both interior and exterior, but excluding for the willful and wanton negligence of the City, its agents, officers and employees.

*Section 6.* In the event receipt of any claim against the City in connection with the housing assistance program operated in conjunction with the Project, the City shall notify the Developer within five (5) business days of receipt of a claim, whereupon the Developer shall proceed to undertake any and all action as set forth in Section 5 above.

*Section 7.* All notices, demands, requests, consents, approvals or other communications required or permitted by this Agreement shall be given in writing at the addresses set forth below and shall be deemed to have been given (i) on the day of actual delivery if delivered personally, (ii) on the day immediately following deposit with overnight courier, or (iii) as of the third (3<sup>rd</sup>) day from and including the date of posting if mailed by registered or certified first class mail, postage prepaid, return receipt requested. The parties, by notice hereunder, may designate any further or different addresses to which subsequent notices, demands, requests, consents, approvals or other communications shall be sent.

***To the City:***

United City of Yorkville  
800 Game Farm Road

Yorkville, Illinois 60560  
Attn: City Administrator

*With a copy to:*

Kathleen Field Orr  
Kathleen Field Orr & Associates  
53 West Jackson Blvd., Suite 964  
Chicago, Illinois 60604

***If to the Developer:***

Jeffrey D. Crane  
GC Housing Development LLC  
343 Wainwright Drive  
Suite B  
Northbrook, Illinois 60062

*With a copy to:*

Tracy D. Kasson  
300 E. Roosevelt Road  
Suite 300  
Wheaton, Illinois 60187

*Section 8.* This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument.

*Section 9.* If any provision of this Agreement, or any Section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

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

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

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

*Attest:*

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

GC Housing Development LLC, an Illinois  
limited liability company

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

“Exhibit A”

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF GUTHRIE SUBDIVISION; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE CENTERLINE OF WALNUT STREET, 330.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 07 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 468.00 FEET; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST, 77.08 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 533.31 FEET, AN ARC DISTANCE OF 263.51 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 00 SECONDS WEST, 404.21 FEET TO SAID CENTERLINE; THENCE SOUTH 82 DEGREES 35 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 330.0 FEET TO THE POINT OF BEGINNING IN YORKVILLE, KENDALL COUNTY, ILLINOIS,

PINs: 02-28-326-002 and 02-28-326-006.



# Memorandum

To: City Council  
From: Chris Heinen, Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: January 19, 2016  
Subject: **PC 2015-16 & ZBA 2015-06 – Senior Independent Living Facility (Rezoning & Variance) – NEC of Walnut and Freeman**

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## **Background & Request:**

The petitioner, GC Housing Development LLC, is requesting rezoning approval from R-1, Single-Family Suburban Residence District to R-4, General Multi-Family Residence District. Additionally, the petitioner is requesting to vary the maximum dwelling units per acre, Section 10-7-1 of the United City of Yorkville Zoning Ordinance, to permit the development of a senior independent living facility with a density of twenty four (24) dwelling units per acre which exceeds the maximum permitted density of eight (8) dwelling units per acre in the R-4, General Multi-Family Residence District. The property is located near the northeast corner of Walnut Street and Freemont Street.

The petitioner is looking to construct a four-story building with an enclosed parking garage which will contain 75 apartment units. The unit breakdown for the development will be 57 one-bedroom units and 18 two-bedroom units. The building will be in an “L” shaped configuration and will be constructed along the eastern and northern property lines. A common area will be part of the building which will house a fitness room, community room, craft room and several other amenities for the residences of the building. The parking lot will be constructed along the southern and western property lines. All setbacks will be met for the project. One access point will be constructed to the west of the property and an emergency access route will be located around the perimeter of the building with an access onto Walnut Street. There will be a 30 foot landscape buffer along the eastern property line to help screen the existing residential property to the east and will entail a 2 to 8 foot high berm with plantings that will aide in the screening of the property. One (1) monument sign is being proposed on the property. The sign will be located at the entrance of the property.

## **SURROUNDING DENSITIES:**

The subject development has an overall density of approximately 23.62 dwelling units per acre. The current regulations for R-4 zoning allow for a maximum density of 8 dwelling units per acre. The following chart shows how this property compares to similar developments.

Development	Current Zoning	Maximum DU's/Acre	Current DU's/Acre
Reserve at Fox River	R-4	8 DU's/Acre	15.62 DU's/Acre
Longford Lakes	R-3	5 DU's/Acre	5.48 DU's/Acre
Heritage Woods*	R-4	8 DU's/Acre	24.86 DU's/Acre
York Meadow Apartments	R-4	8 DU's/Acre	11.69 DU's/Acre
GC Housing Development	R-4	8 DU's/Acre	23.62 DU's/Acre

\*Heritage Woods was granted an increase in density as part of the PUD approval process. (Ord. 2004-65)

## **COMPREHENSIVE PLAN COMPLIANCE:**

There has been some discrepancy in the Comprehensive Plan regarding this property. The current hard copy of the comp plan indicates the property as “Mixed Use”. However, the internal GIS system that staff used for the project analysis indicated the property as “Traditional Neighborhood”. The inconsistency was brought to staff’s attention during the public hearings, and staff explained that the s “Traditional Neighborhood” designation is a more conservative land use than the “Mixed Use” designation. Staff now confirms the future land use designation of this property as defined in the 2008 Comprehensive Plan Update is “Mixed Use”.

The Mixed Use classification establishes unique areas which are best fit for medium density residential, small office complexes or open space. Each development falling into the Mixed Use classification will be unique, as it is considered that these uses will be established as planned unit developments (PUD). These planned unit developments can incorporate all or one of the following uses: residential neighborhoods of varying densities, open spaces or carefully integrated office uses. Developments within the mixed use classification should comply with the City of Yorkville’s design guidelines to ensure the development is representative of the high quality of living found in Yorkville.

This use generally serves as a positive buffering element between single-family residential areas and major roadways and/or nonresidential uses. If it is determined that a location will develop as a residential use, gross residential density in this classification should not exceed 3.50 dwelling units per acre. Or, if an area will develop as an office use, buildings shall be relatively small in terms of their building (and related parking area) size and designed in a manner that is compatible with the surrounding residential uses. The mixed use classification also encompasses open space, as it is acknowledged that open space either passive, active, or preservation can be a positive buffering element between intense commercial or industrial properties and lower density residential.

Examples of potential developments in the mixed use classification include single family attached residential units, age restrictive residential, one story office buildings, or recreational amenities (playgrounds, ball fields, or golf courses). Again, it should be acknowledged that each development is unique and in no manner does a previous development set the precedent for another. Each development submittal will be handled as a unique case with the highest and best use of the land to the City of Yorkville determined on a case by case basis. The City is currently updating the Comprehensive Plan and this area may be reconsidered for a different land use.

## **EXISTING CONDITIONS:**

The existing zoning and land use for properties surrounding the subject property are as indicated below:

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R-3, Multi-Family Attached Residence District	Townhomes/Detention Facility
<b>East</b>	R-1, Single-Family Suburban Residence District	Single Family Dwelling
<b>South</b>	R-1, Single-Family Suburban Residence District	Church
<b>West</b>	R-3, Multi-Family Attached Residence District	Townhomes/Vacant Land

## **CONDITIONS:**

Staff will seek the following recommended conditions as part of the final approval for the petitions:

- All conditions outlined in a staff memo from Plan Council dated November 23, 2015.
- That the development be used for senior housing (55 years of age or older) and is enforced through a covenant until such time the entire structure is demolished.
- If the petitioner does not obtain the federal funding needed for development or close on the property, the rezoning and variance petitions will become null and void.

## **PLAN COMMISSION RECOMMENDATION REGARDING REZONING:**

*In consideration of testimony presented during a Public Hearing on January 13, 2016 and approval of the findings of fact, the Plan Commission recommends approval to the City Council for a request to rezone property from R-1, Single-Family Suburban Residence District to R-4, General Multi-Family Residence District. The real property is located near the northeast corner of Walnut Street and Freemont Street in Yorkville, Illinois, as presented by staff in a memorandum dated January 6, 2016.*

### **Action Item:**

Harker– aye; Kraupner– Present; Crouch- nay; Goins-nay; Horaz -nay – **1 ayes, 3 nays, 1 present**

The motion failed to carry. The Plan Commission members felt that the findings of fact were not entirely met for Standards #1, 5 and 6 to constitute the rezoning of the property. These findings are reflected in the minutes of the meeting in response to the written findings entered into the record by the Petitioner.

## **ZONING BOARD OF APPEALS RECOMMENDATION REGARDING VARIATION OF DENSITY:**

*In consideration of testimony presented during a Public Hearing on January 6, 2016 and approval of the findings of fact, the Zoning Board of Appeals recommends approval to the City Council of a request to vary the maximum dwelling units per acre, Section 10-7-1 of the United City of Yorkville Zoning Ordinance, to permit the development of a senior independent living facility with a density of twenty four (24) dwelling units per acre which exceeds the maximum permitted density of eight (8) dwelling units per acre in the R-4, General Multi-Family Residence District, as presented by staff in a memorandum dated December 29, 2015.*

### **Action Item:**

Goins– nay; Johnson– nay; Olson– nay; Marcum- nay – **4 nays**

The motion failed to carry. The Zoning Board members felt that the findings of fact were not entirely met for Standards #1, 2, 3 and 5 to constitute the variance of the property. These findings are reflected in the minutes of the meeting in response to the written findings entered into the record by the Petitioner.

The members of the Plan Commission and Zoning Board felt that there was a definite need for senior living facilities in the City, just not at this location. The only favorable vote from both groups was Chairman Randy Harker of the Plan Commission.

**SUMMARY:**

The petitioner has requested that this item be discussed at City Council. They are not looking for a formal vote at this time and would request feedback on the project. Staff will be available to answer any questions the City Council may have.

**Attachments:**

1. Copy of Petitioner's Applications for Rezoning and Variance w/exhibits.
2. Comments from the Plan Council meeting dated November 23, 2015.
3. Response letter from petitioner.
4. Revised site plan and exhibits.
5. Parking Analysis/Traffic Study dated January 5, 2016 from petitioner.
6. Response e-mail regarding the parking analysis/traffic study from City Engineer dated January 6, 2016.
7. Market Analysis dated December 16, 2015 from petitioner.
8. Petitioner slides from Plan Commission public hearing.
9. Correspondence from public.
10. Draft Ordinances for Rezoning and Variance.
11. Copy of Public Notice for Rezoning and Variance.



## **PROJECT NARRATIVE**

The proposed senior independent living project (55 years old and older) contains 75 units on an approximately 3.4 acre parcel, and approximately 3.175 acres excluding right-of-way, located in Yorkville, Illinois. The site is currently vacant. Access would be provided on Walnut St.

Neighboring retailers and businesses include a supermarket, restaurants, drug stores, and other ancillary stores. A non-profit senior center, public library, and an urgent care facility are all approximately one-half (1/2) miles away.

The proposed development is a four-story building with an enclosed parking floor which will contain 74 affordable units plus a manager's unit. The unit sizes are 776 square feet for the 57 one bedroom, one bath units and 1,034 square feet for the 18 two bedroom, two bath units. Electric utilities are the responsibility of the residents. The units include a range, refrigerator, dishwasher, microwave, washer and dryer, walk-in closets, balcony, carpet and window treatments. Common areas consist of a fitness room, community room, a computer area, craft room, library/billiard room, kitchen and TV room for senior activities. The exterior will include a covered entry drop-off area, a patio and a distinctive architectural design with numerous wall breaks.

The proposed development will be eligible for occupancy by residents in the 30%-60% adjusted income levels. 10% of the units, or 8 one bedroom units, will have rents starting at \$450 - \$500. The remaining one bedroom rents will be \$925 - \$1,000 and the two bedroom units will be \$1,050 - \$1,200.

The Applicant, GC Housing Development, LLC consists of the principals of Crane Construction Company, LLC (Mr. Jeffrey D. Crane and Mr. Ralph Grande), an experienced Chicago area and national contractor. Crane has built numerous Chicago area residential communities such as Montclare Senior Residence, West Chicago Senior Housing, Thomas Place Senior Housing in Glendale Heights, Maple Pointe Phases I and II. Crane has a national footprint in constructing both retail and restaurants for clients such as Bulgari, Gucci, Tumi, Disney and Crate & Barrel.

The 2008 Comprehensive Plan enacted by Yorkville designates the Property as mixed use which the Plan notes could include age restrictive Residential. It notes mixed use developments generally serve as a positive buffering element between single family areas and major roadways and/or non-residential uses. Also, the draft update to the Comprehensive Plan notes the need for affordable, age restricted housing in Yorkville. Applicant's housing consultant has determined, based on census data, that twelve percent (12%) of Yorkville households are 65 and over, and over half or at least 7% of all Yorkville households, would be both age and income qualified to live in the proposed units. This percentage would be greater for the proposed development because it will offer rental units for persons 55 and older.

The Property is currently zoned R-1. Adjoining property to the west and north are zoned R-3 Multi-Family Attached Residence District and contain detention ponds and townhomes. The adjoining property to the south is zoned R-1 and is improved with the St. Patrick's Catholic Church and to the east is zoned R-1 and improved with a single-family home. Requested variances from the zoning ordinance are: Section 10-7-1 to increase the maximum dwelling units per acre from 8 to 24.

In addition, Applicant seeks approval from the Village Administrator pursuant to Section 10-16-3D3 to have a non-residential driveway less than two hundred feet from the driveway edge to the nearest intersecting street.

Applicant requests that the rezoning and variance ordinances become effective after it purchases the Property from the current owner.

## Application For Re-Zoning

### STAFF USE ONLY

Date of Submission  PC#

Development Name

### Applicant Information

Name of Applicant(s)

Business Address

City  State  ZIP

Business Phone  Business Fax

Business Cell  Business E-mail

### Property Information

Name of Holder of Legal Title

If Legal Title is held by a Land Trust, list the names of all holders of any beneficial interest therein:

Property Street Address

Description of Property's Physical Location

### Zoning and Land Use of Surrounding Parcels

North	R-3 - townhomes and detention
East	R-1 single family home
South	R-1 St. Patrick's Catholic Church
West	R-3 townhomes, vacant and detention

Current Zoning Classification  Requested Zoning Classification

Comprehensive Plan Future Land Use Designation  Total Acreage

### Kendall County Parcel Number(s) Within Proposed PUD

02-28-326-002	
02-28-326-006	

## Application For Rezoning

### Property Information

List all governmental entities or agencies required to receive notice under Illinois law:

IDNR  
IHPA  
Kendall County Soil and Water Conservation Districts

Is the property within City limits? Yes ☒ No ☐

Does a floodplain exist on the property? Yes ☐ No ☒

### Additional Contact Information

#### Attorney

Name

Address

City  State  ZIP

Phone  Fax

E-mail

#### Engineer

Name

Address

City  State  ZIP

Phone  Fax

E-mail

#### Planner

Name

Address

City  State  ZIP

Phone  Fax

E-mail

## Application For Rezoning

### Rezoning Standards

Please state the existing zoning classification(s) and uses of the property within the general area of the proposed rezoned property:

The subject property is vacant and zoned R-1. Adjoining property to the west and north is zoned R-3 multi-family attached residence district with townhomes and detention ponds. Adjoining property to the south is zoned R-1 and contains St. Patrick's Catholic Church and east is zoned R-1 and contains a single family residence.

Please state the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification:

Trend of development surrounding the property has been for multiple family to the north and west. Further north has been developed for retail.

Please state the extent to which property values are diminished by the particular zoning restrictions:

Given the surrounding land uses in the area, the size of the parcel and the trend of development in the area, the property's highest and best use is for a multi-family use rather than single family residential. Maintaining a single family use rather than the proposed use would significantly diminish the property's value.

Please state the extent to which the destruction of property values of plaintiff promotes the health, safety, morals, and general welfare of the public:

Maintaining R-1 single family rather than the proposed use would not promote the health, safety, morals and general welfare of the public. This type of use serves a vital need for the community. With the aging population, there is an increasing need to provide affordable, high quality, senior living. It will be a benefit, not a detriment, to the public health, safety and welfare. According to the Draft Comprehensive Plan Update, the 55-74 population group has increased 287% from 2000 to 2014. Only 21% of Yorkville's housing stock are multi-family units. The Draft Update also notes by 2019, 20% of Yorkville residents will be age 55 or older, with no age restricted housing except the recently approved Heritage Meadows, 47 lot single-family development. It also notes the lack of affordable options, with 50% of renter households hard pressed to afford their rents.

## Application For Rezoning

### Rezoning Standards

Please state the relative gain to the public as compared to the hardship imposed upon the individual property owner:

As previously noted, there is a tremendous need for this type of use in the community; rather than any gain to the public in not rezoning this property for the proposed use.

Please state the suitability of the subject property for the zoned purposes:

Given the trend of development in the area and surrounding uses, together with the size of the parcel, the subject property is not suited for R-1 purposes, but rather R-4 purposes.

Please state the length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property:

The property has been vacant for decades.

Please state the community need for the proposed land use:

This type of use serves a vital need for the community. With the aging population, there is an increasing need to provide affordable, high quality, senior living. It will be a benefit, not a detriment, to the public health, safety and welfare. According to the Draft Comprehensive Plan Update, the 55-74 population group has increased 287% from 2000 to 2014. Only 21% of Yorkville's housing stock are multi-family units. The Draft Update also notes by 2019, 20% of Yorkville residents will be age 55 or older, with no age restricted housing except the recently approved Heritage Meadows, 47 lot single-family development. It also notes the lack of affordable options, with 50% of renter households hard pressed to afford their rents.



## Application For Rezoning

### Rezoning Standards

With respect to the subject property, please state the care with which the community has undertaken to plan its land use development:

The Comprehensive Plan was last updated in 2008 and is currently being updated again.

Please state the impact that such reclassification will have upon traffic and traffic conditions on said routes; the effect, if any, such reclassification and/or annexation would have upon existing accesses to said routes; and the impact of additional accesses as requested by the petitioner upon traffic and traffic conditions and flow on said routes (Ord. 1976-43, 11-4-1976):

The proposed development will not have detrimental impact on adjoining roads.

### Attachments

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

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

## Application For Rezoning

### Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

GC HOUSING DEVELOPMENT LLC

Applicant Signature

Date

By: *Gregory D. Gane*  
MANAGER

10/29/15

Owner hereby authorizes the applicant to pursue the appropriate entitlements on the property.

Owner Signature

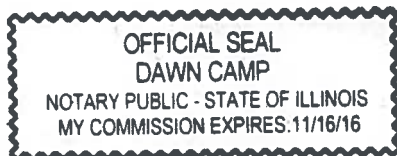
Date

SEE ATTACHED

10/29/15

THIS APPLICATION MUST BE NOTARIZED  
PLEASE NOTARIZE IN THE SPACE BELOW:

Subscribed and Sworn to before me this  
29<sup>th</sup> Day of October, 2015



*Dawn Camp*  
Notary



**OWNER AUTHORIZATION**

To: City of Yorkville, Illinois

Re: Application for any Zoning Entitlements required, including, but not limited to, map amendment (rezoning), variance and subdivision for a Senior Housing Development ("Project"); Walnut Street approximately 115 feet east of Freemont St., Yorkville, Illinois, PIN Nos. 02-28-326-006 and 02-28-326-002 ("Property")


The undersigned, R. Daniel Conlon, Bishop of the Roman Catholic Diocese of Joliet, as successor trustee dated December 31, 1949 and known as the Roman Catholic Diocese of Joliet Trust ("Owner"), hereby authorizes GC Housing Development, LLC ("Applicant"), and Rathje & Woodward, LLC, as attorneys, to execute all necessary petitions and other documents and to attend and give testimony at all public hearings and meetings on behalf of Owner and Applicant before the Corporate Authorities of the City of Yorkville, Illinois ("City"), and such of its appointed boards and committees as may be necessary and appropriate, with respect to the above referenced Project pertaining to the above referenced Property, as legally described in Exhibit "A" attached hereto.

Applicant shall indemnify, defend and hold Owner harmless for, from and against any and all claims, damages, costs, liabilities and losses arising from Applicant's application to the City for the Project. All cost, fees and expenses incurred for any applications for the Project shall be paid by Applicant. Any ordinances enacted for the Project shall be effective after Applicant purchases the Property from Owner.

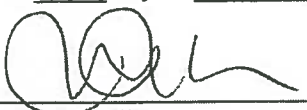
This authorization shall remain in force and effect unless and until expressly terminated by written notice given by Owner to the City of Yorkville.

Dated this 27th day of October, 2015.

**R. Daniel Conlon, Bishop of the Roman Catholic  
Diocese of Joliet, as successor trustee dated  
December 31, 1949 and known as the Roman  
Catholic Diocese of Joliet Trust,**

By:   
Print Name: R. DANIEL CONLON  
Title: CATHOLIC BISHOP  
DIOCESE OF JOLIET

Signed and sworn to before me  
this 27th day of OCTOBER, 2015.

  
Notary Public

**EXHIBIT A**

**WALNUT STREET SITE –LEGAL DESCRIPTION**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF GUTHRIE SUBDIVISION; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE CENTERLINE OF WALNUT STREET, 330.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 07 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 468.00 FEET; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST, 77.08 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 533.31 FEET, AN ARC DISTANCE OF 263.51 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 00 SECONDS WEST, 404.21 FEET TO SAID CENTERLINE; THENCE SOUTH 82 DEGREES 35 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 330.0 FEET TO THE POINT OF BEGINNING IN YORKVILLE, KENDALL COUNTY, ILLINOIS.

CONTAINING 3.425 ACRES (3.175 ACRES EXCLUDING RIGHT-OF-WAY)



United City of Yorkville  
County Seat of Kendall County  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

## Petitioner Deposit Account / Acknowledgment of Financial Responsibility

<b>Development/Property Address:</b> Walnut & Freemont Streets	<b>Project No.: FOR CITY USE ONLY</b>	<b>Fund Account No.: FOR CITY USE ONLY</b>
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**Petition/Approval Type:** *check appropriate box(es) of approval requested*

- ☐ Concept Plan Review    ☐ Amendment (Text) (Annexation) (Plat)    ☐ Annexation  
☒ Rezoning    ☐ Special Use    ☐ Mile and ½ Review  
☐ Zoning Variance    ☐ Preliminary Plan    ☐ Final Plans  
☐ P.U.D.    ☐ Final Plat

### Petitioner Deposit Account Fund:

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

### ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

<b>Name/Company Name:</b> GC Housing Development LLC	<b>Address:</b> 343 Wainwright Drive	<b>City:</b> Northbrook,	<b>State:</b> IL	<b>Zip Code:</b> 60062
<b>Telephone:</b> 847-291-3400	<b>Mobile:</b> 847-372-9837	<b>Fax:</b> 847-291-1691	<b>E-mail:</b> ablock@craneconstruction.com	

### Financially Responsible Party:

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

Print Name: GC Housing Development LLC    Title: Managing Member  
 Signature\*: [Signature]    Date: 10/29/15

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

### FOR CITY USE ONLY

#### ACCOUNT CLOSURE AUTHORIZATION:

Date Requested: \_\_\_\_\_ ☐ Completed ☐ Inactive  
 Print Name: \_\_\_\_\_ ☐ Withdrawn ☐ Collections  
 Signature: \_\_\_\_\_ ☐ Other

**DEPARTMENT ROUTING FOR AUTHORIZATION:** ☐ Comm Dev. ☐ Building ☐ Engineering ☐ Finance ☐ Admin.

## Application For Variance Request

### STAFF USE ONLY

Date of Submission  PC#

Development Name

### Applicant Information

Name of Applicant(s)

Business Address

City  State  ZIP

Business Phone  Business Fax

Business Cell  Business E-mail

### Property Information

Name of Holder of Legal Title

If Legal Title is held by a Land Trust, list the names of all holders of any beneficial interest therein:

Property Street Address

Description of Property's Physical Location

### Zoning and Land Use of Surrounding Parcels

North	R-3 townhomes and detention
East	R-1 single family home
South	R-1 St. Patrick's Catholic Church
West	R-3 townhomes, vacant and detention

Current Zoning Classification

### Kendall County Parcel Number(s) of Property

0228326006 and 0228326002	

## Application For Variance Request

### Additional Contact Information

#### Attorney

Name

Address

City

State

ZIP

Phone

Fax

E-mail

#### Engineer

Name

Address

City

State

ZIP

Phone

Fax

E-mail

#### Land Planner/Surveyor

Name

Address

City

State

ZIP

Phone

Fax

E-mail

### Attachments

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

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



## Application For Variance Request

### Variance Standards

Please state the variance requested and the City Ordinance including the section numbers to be varied:

Section 10-7-1 to increase the maximum dwelling units per acre from 8 to 24.

Please state how the particular surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of regulations was carried out:

Regarding the density variation, given the land area required for the proposed type of use, which is approximately three to four acres, the village's density regulations would make it impossible to develop the proposed use. The subject property is approximately 3.4 acres and approximately 3.175 acres excluding the right-of-way.

Please state how the conditions upon which the application for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classification:

Regarding the density variation, the village ordinance does not contemplate this type of development which, for affordable, independent, age restricted living, requires 3 to 4 acres and the density per acre proposed. These projects cannot be developed with only 8 dwelling units per acre, which, for 75 units, would require approximately 9 acres.

Please state how the alleged difficulty or hardship is caused by this Title and has not been created by any person presently having an interest in the property:

None of these hardships have been caused by the owner or applicant for the reasons stated above.

## Application For Variance Request

### Variance Standards

Please state how the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located:

This type of use serves a vital need for the community. With the aging population, there is an increasing need to provide affordable, high quality, senior living. It will be a benefit, not a detriment, to the public health, safety and welfare. According to the Draft Comprehensive Plan Update, the 55-74 population group has increased 287% from 2000 to 2014. Only 21% of Yorkville's housing stock are multi-family units. The Draft Update also notes by 2019, 20% of Yorkville residents will be age 55 or older, with no age restricted housing except the recently approved Heritage Meadows, 47 lot single-family development. It also notes the lack of affordable options, with 50% of renter households hard pressed to afford their rents. Also, the trend of development in the area is for multi-family and institutions type uses. Adequate screening and buffering, along with the existing screening to the east, will be provided for the one single family house to the east and the one townhome development northwest of the subject property.

Please state how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger to the public safety, or substantially diminish or impair property values within the neighborhood:

Adequate screening and buffering is provided to the east. The property to the west is currently vacant. Since this development will be for senior living, it will not generate trips that the existing roads cannot accommodate. Given the trend of development in the area and the quality and aesthetics of the proposed development, property values will not be substantially diminished within the neighborhood.

### Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

GC HOUSING DEVELOPMENT LLC  
Applicant Signature

Date

By: Gregory D. Cene MANAGER 10/29/15

Owner hereby authorizes the applicant to pursue the appropriate entitlements on the property.

Owner Signature

Date

SEE ATTACHED

THIS APPLICATION MUST BE NOTARIZED

PLEASE NOTARIZE IN THE SPACE BELOW:

Subscribed and Sworn to before me this

29th October 2015

Deem Camp, Notary





**OWNER AUTHORIZATION**

To: City of Yorkville, Illinois

Re: Application for any Zoning Entitlements required, including, but not limited to, map amendment (rezoning), variance and subdivision for a Senior Housing Development ("Project"); Walnut Street approximately 115 feet east of Freemont St., Yorkville, Illinois, PIN Nos. 02-28-326-006 and 02-28-326-002 ("Property")


The undersigned, R. Daniel Conlon, Bishop of the Roman Catholic Diocese of Joliet, as successor trustee dated December 31, 1949 and known as the Roman Catholic Diocese of Joliet Trust ("Owner"), hereby authorizes GC Housing Development, LLC ("Applicant"), and Rathje & Woodward, LLC, as attorneys, to execute all necessary petitions and other documents and to attend and give testimony at all public hearings and meetings on behalf of Owner and Applicant before the Corporate Authorities of the City of Yorkville, Illinois ("City"), and such of its appointed boards and committees as may be necessary and appropriate, with respect to the above referenced Project pertaining to the above referenced Property, as legally described in Exhibit "A" attached hereto.

Applicant shall indemnify, defend and hold Owner harmless for, from and against any and all claims, damages, costs, liabilities and losses arising from Applicant's application to the City for the Project. All cost, fees and expenses incurred for any applications for the Project shall be paid by Applicant. Any ordinances enacted for the Project shall be effective after Applicant purchases the Property from Owner.

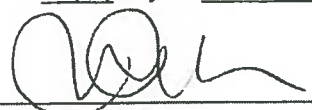
This authorization shall remain in force and effect unless and until expressly terminated by written notice given by Owner to the City of Yorkville.

Dated this 27th day of October, 2015.

**R. Daniel Conlon, Bishop of the Roman Catholic  
Diocese of Joliet, as successor trustee dated  
December 31, 1949 and known as the Roman  
Catholic Diocese of Joliet Trust,**

By:   
Print Name: R. DANIEL CONLON  
Title: CATHOLIC BISHOP  
DIOCESE OF JOLIET

Signed and sworn to before me  
this 27th day of OCTOBER, 2015.

  
Notary Public

**EXHIBIT A**

**WALNUT STREET SITE –LEGAL DESCRIPTION**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF GUTHRIE SUBDIVISION; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE CENTERLINE OF WALNUT STREET, 330.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 07 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 468.00 FEET; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST, 77.08 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 533.31 FEET, AN ARC DISTANCE OF 263.51 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 00 SECONDS WEST, 404.21 FEET TO SAID CENTERLINE; THENCE SOUTH 82 DEGREES 35 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 330.0 FEET TO THE POINT OF BEGINNING IN YORKVILLE, KENDALL COUNTY, ILLINOIS.

CONTAINING 3.425 ACRES (3.175 ACRES EXCLUDING RIGHT-OF-WAY)



United City of Yorkville  
County Seat of Kendall County  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

## Petitioner Deposit Account / Acknowledgment of Financial Responsibility

<b>Development/Property Address:</b> Walnut & Freemont Streets	<b>Project No.: FOR CITY USE ONLY</b>	<b>Fund Account No.: FOR CITY USE ONLY</b>
<b>Petition/Approval Type:</b> <i>check appropriate box(es) of approval requested</i> <input type="checkbox"/> Concept Plan Review <input type="checkbox"/> Amendment (Text) (Annexation) (Plat) <input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Special Use <input type="checkbox"/> Mile and ½ Review <input checked="" type="checkbox"/> Zoning Variance <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plans <input type="checkbox"/> P.U.D. <input type="checkbox"/> Final Plat		
<b>Petitioner Deposit Account Fund:</b> It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b> . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15 <sup>th</sup> of the month in order for the refund check to be processed and distributed by the 15 <sup>th</sup> of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.		
<b><u>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</u></b>		
<b>Name/Company Name:</b> GC Housing Development LLC	<b>Address:</b> 343 Wainwright Drive	<b>City:</b> Northbrook, <b>State:</b> IL <b>Zip Code:</b> 60062
<b>Telephone:</b> 847-291-3400	<b>Mobile:</b> 847-372-9837	<b>Fax:</b> 847-291-1691 <b>E-mail:</b> <a href="mailto:ablock@craneconstruction.com">ablock@craneconstruction.com</a>
<b>Financially Responsible Party:</b> I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.  <b>Print Name:</b> GC Housing Development LLC <b>Title:</b> Managing Member <b>Signature*:</b> <i>[Signature]</i> <b>Date:</b> 10/29/15  <i>*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)</i>		
<b><u>FOR CITY USE ONLY</u></b>		
<b>ACCOUNT CLOSURE AUTHORIZATION:</b> <b>Date Requested:</b> _____ <input type="checkbox"/> Completed <input type="checkbox"/> Inactive <b>Print Name:</b> _____ <input type="checkbox"/> Withdrawn <input type="checkbox"/> Collections <b>Signature:</b> _____ <input type="checkbox"/> Other		
<b>DEPARTMENT ROUTING FOR AUTHORIZATION:</b> <input type="checkbox"/> Comm Dev. <input type="checkbox"/> Building <input type="checkbox"/> Engineering <input type="checkbox"/> Finance <input type="checkbox"/> Admin.		

## EXHIBIT B

02-28-177-012

BROWNING, DIRK E & ROBIN L  
121A W PARK AVE  
SUGAR GROVE, IL 60554

02-28-177-022

TDC YORKVILLE SHOPPING CTR I  
%TDC YORKVILLE SELECT LLC  
799 CENTRAL AVE STE 300  
HIGHLAND PARK, IL 60035

02-28-177-024

TDC YORKVILLE SHOPPING CTR I  
%TDC YORKVILLE SELECT LLC  
799 CENTRAL AVE STE 300  
HIGHLAND PARK, IL 60035

02-28-177-037

BROWNING, DIRK & ROBIN  
7424 RTE 34  
OSWEGO, IL 60543

02-28-326-011

LONGFORD LAKES CONDO HOMEOWNER  
2208 MIDWEST RD  
OAK BROOK, IL 60523

02-28-327-003

SCHNEIDER, JOHN N  
304 WALNUT ST  
YORKVILLE, IL 60560

02-28-327-007

WILLIAMS, DON A & LAUREL J  
207 JACKSON ST  
YORKVILLE, IL 60560

02-28-177-021

TDC YORKVILLE SHOPPING CTR I  
%TDC YORKVILLE SELECT LLC  
799 CENTRAL AVE STE 300  
HIGHLAND PARK, IL 60035

02-28-177-023

TDC YORKVILLE SHOPPING CTR I  
%TDC YORKVILLE SELECT LLC  
799 CENTRAL AVE STE 300  
HIGHLAND PARK, IL 60035

02-28-177-025

TDC YORKVILLE SHOPPING CTR I  
%TDC YORKVILLE SELECT LLC  
799 CENTRAL AVE STE 300  
HIGHLAND PARK, IL 60035

02-28-326-002

ROMAN CATHOLIC DIOCESE JOLIET,  
% CHRISTOPHER NYE AIA NCARB  
16555 WEBER RD  
CREST HILL, IL 60403

02-28-327-002

SCHNEIDER, JOHN N  
304 WALNUT ST  
YORKVILLE, IL 60560

02-28-327-004

LUSK, JOSEPH H  
1035 SPRUCE ST  
AURORA, IL 60506

02-28-327-008

REDMAN, PATRICIA & ARRIAGA ADAN  
% MARILYN ANDERSON  
1433 NE GLEN OAK AVE  
PEORIA, IL 61603



02-28-327-009

GAEBLER, GAIL S & LARSON JULIA S  
202 E MAIN ST  
YORKVILLE, IL 60560

02-28-327-013

HAUGEN, PHILIP J & RENEE J  
208 WALNUT ST  
YORKVILLE, IL 60560

02-28-328-002

GACEK, MARK  
413 JACKSON ST  
YORKVILLE, IL 60560

02-28-328-004

DEAN, CRAIG A & JULIE A  
417 JACKSON ST  
YORKVILLE, IL 60560

02-28-329-014

PISTORIUS, MATTHEW R  
1041 DALTON AVE  
YORKVILLE, IL 60560

02-28-329-016

PLACHETKA, KRISTIN M  
828 HEARTLAND DR  
YORKVILLE, IL 60560

02-28-329-018

AGUIRRE MARIA &, MARUNGO ASCENCION  
1049 DALTON AVE  
YORKVILLE, IL 60560

02-28-327-010

BRYANT, JUNE L  
901 FREMONT ST  
YORKVILLE, IL 60560

02-28-328-001

ROMAN CATHOLIC DIOCESE JOLIET,  
% CHRISTOPHER NYE AIA NCARB  
16555 WEBER RD  
CREST HILL, IL 60403

02-28-328-003

DRENDEL, MICHAEL E & LYNN M  
415 JACKSON ST  
YORKVILLE, IL 60560

02-28-329-013

LONGFORD LAKES CONDO HOMEOWNER  
2208 MIDWEST RD  
OAK BROOK, IL 60523

02-28-329-015

HURLEY, MELISSA T  
1043 DALTON AVE  
YORKVILLE, IL 60560

02-28-329-017

JAMES, LORI L & PAUL N  
318 ILLINI DR  
YORKVILLE, IL 60560

02-28-329-019

HILL, JEANETTE  
1051 DALTON AVE  
YORKVILLE, IL 60560



02-28-329-021

JIMENEZ, ALEJANDRO  
1081 DALTON AVE  
YORKVILLE, IL 60560

02-28-329-022

PETERSON, ROBERT B  
1083 DALTON AVE  
YORKVILLE, IL 60560

02-28-329-023

BALOG ALEX &, WALKER KIRSTEN  
1085 DALTON AVE N  
YORKVILLE, IL 60560

02-28-329-024

BONET, CARLOS M & KAREN  
1087 DALTON AVE  
YORKVILLE, IL 60560

02-28-329-026

HAMILTON, GEOFFREY L  
1121 DALTON AVE  
YORKVILLE, IL 60560

02-28-329-027

BURKHART, KEITH J  
2169 N 41ST RD  
SHERIDAN, IL 60551

02-28-329-028

LOTTON, DONALD W  
1125 DALTON AVE  
YORKVILLE, IL 60560

02-28-329-029

COLEMAN, RONALD & COLLINS RONESSA J  
14061 HUMBUG ISLAND CT.  
GIBRALTAR, MI 48173

02-28-329-030

STERIOTI, FRANK R & KAREN M  
1129 DALTON AVE  
YORKVILLE, IL 60560

02-28-329-032

YORKVILLE WALNUT PLAZA LLC  
PO BOX 5010  
VERNON HILLS, IL 60061

02-28-329-033

WAGNER, LINDSAY  
1141 DALTON AVE  
YORKVILLE, IL 60560

02-28-329-034

WALLACE, ADAM &, MCDOLE, KRISTINE  
681 OMAHA DR  
YORKVILLE, IL 60560

02-28-329-035

JAMES, LORI K & PAUL N  
318 ILLINI DR  
YORKVILLE, IL 60560

02-28-329-036

BAILEY, STEPHEN A  
1147 DALTON AVE  
YORKVILLE, IL 60560



02-28-329-038

YENGST, CHARLES R & GRETCHEN L  
72 WARNCKE RD  
WILTON, CT 06897

02-28-329-040

KINTOP, MATTHEW B & KELLY  
1065 DALTON AVE  
YORKVILLE, IL 60560

02-28-329-042

FRYKHOLM, TIMOTHY D & CHERI N  
1069 DALTON AVE  
YORKVILLE, IL 60560

02-28-329-045

EARTHMOVER CREDIT UNION,  
% ACCOUNTS PAYABLE  
2195 BASELINE RD  
OSWEGO, IL 60543-6006

02-28-330-003

NIELSEN, LAMOYNE R & BARBARA  
417 WALNUT ST  
YORKVILLE, IL 60560

02-28-331-004

LONGFORD LAKES CONDO HOMEOWNER  
2208 MIDWEST RD  
OAK BROOK, IL 60523

02-28-331-006

ADAMS & SHIELDS PARTNERSHIP  
812 KINGSTON LN  
BARTLETT, IL 60103

02-28-329-039

CHMIELEWSKI, STEVEN  
1063 DALTON AVE  
YORKVILLE, IL 60560

02-28-329-041

HILL, DAVID C  
1067 DALTON AVE  
YORKVILLE, IL 60560

02-28-329-043

WOOD, PENNI J  
1071 DALTON AVE  
YORKVILLE, IL 60560

02-28-330-001

MOE, BENJAMIN & REGINA D  
415 WALNUT ST  
YORKVILLE, IL 60560

02-28-330-004

FLYNN, FRANCES S &, CORBIN, PAULA  
419 WALNUT ST  
YORKVILLE, IL 60560

02-28-331-005

JESMAN, JOYANN  
432 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-331-007

ALVAREZ, RYAN  
426 LANDMARK AVE  
YORKVILLE, IL 60560



02-28-331-008

HING, MONY N & RICO SUSANA  
424 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-331-009

PIERSON, W HARTLEY & VENITA LOUISE TR  
422 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-331-011

BONIE, JOHN & KATHRYN  
1146 FREEMONT ST  
YORKVILLE, IL 60560

02-28-331-012

MUCERINO, NANCY  
1144 FREEMONT ST  
YORKVILLE, IL 60560

02-28-331-013

ELLIS, ERNEST F & CINDY M  
316 CALKINS DR  
SUGAR GROVE, IL 60554

02-28-331-014

MCGRATH, CHARLES  
1310 S. 4TH ST  
SAINT CHARLES, IL 60174

02-28-331-015

SOMERSETT, RANDY & WOLF KARIN  
1134 FREEMONT ST  
YORKVILLE, IL 60560

02-28-331-016

JELINEK, DAVID L & NANCY J  
1132 FREEMONT ST  
YORKVILLE, IL 60560

02-28-353-011

WEISS, ROGER I & A CAROLYN  
702 BRISTOL AVE  
YORKVILLE, IL 60560

02-28-376-001

HEARTLAND MEADOWS LLC,  
1626 MISTWOOD DR  
NAPERVILLE, IL 60540

02-28-377-002

ROMAN CTHLC DIOCESE OF JOLIET  
TR % ST PATRICKS CHURCH  
406 WALNUT ST  
YORKVILLE, IL 60560

02-28-383-018

DOBBLES, THOMAS E & ANN F  
414 E JACKSON ST  
YORKVILLE, IL 60560

02-28-383-019

ZITT, JOHN A & JEAN C  
416 JACKSON ST  
YORKVILLE, IL 60560

02-28-383-022

TREMAIN, TIMOTHY A  
402 A JACKSON ST  
YORKVILLE, IL 60560

02-28-383-023

TREMAIN, TIMOTHY A  
402 B JACKSON ST  
YORKVILLE, IL 60560

02-28-383-024

HART, STEPHEN B & TRACI A  
405 B ELM ST  
YORKVILLE, IL 60560

02-28-383-025

ROWE, GEORGE K & SOPHIE  
54 POPLAR DR  
YORKVILLE, IL 60560

02-28-383-026

PRIESMAN, ALYCE M  
403 B ELM ST  
YORKVILLE, IL 60560

02-28-383-027

RADY, TRACY A  
604 CHESTER AVE  
ELGIN, IL 60120

02-28-383-028

HASAPIS, CHRISTINE  
812 BEHRENS  
YORKVILLE, IL 60560

02-28-383-029

HORTON, JAMES J & NANCY L & FERKO JILL  
37 LYNCLIFF DR  
OSWEGO, IL 60543

02-28-383-030

THOMAS, ANGELO & BETTY L  
404A JACKSON ST  
YORKVILLE, IL 60560

02-28-383-031

MOLITOR, GREGORY L & LYNN A  
404 B JACKSON ST  
YORKVILLE, IL 60560

02-28-383-032

MACKENBEN, MARK E  
406 A JACKSON ST  
YORKVILLE, IL 60560

02-28-383-033

LOECHL, ADAM B & KRISTINA E  
406 B JACKSON ST  
YORKVILLE, IL 60560

02-28-383-034

LEIBOLD, JOANNE K & JOHN P  
804 A FREEMONT ST  
YORKVILLE, IL 60560

02-28-383-035

LEIBOLD, JOANNE K  
804 A FREEMONT ST  
YORKVILLE, IL 60560

02-28-383-036

ZITT FAMILY TRUST, % DONALD & MARLENE ZITT  
401 A ELM ST  
YORKVILLE, IL 60560



02-28-383-037

BUTTS, ROSALYN M  
401 B ELM ST  
YORKVILLE, IL 60560

02-28-383-038

FEDERAL NATIONAL MORTGAGE ASSOCIATION,  
350 HIGHLAND DR  
LEWISVILLE, TX 75067

02-28-383-039

DOLLMAN, JEFFREY  
409 B ELM ST  
YORKVILLE, IL 60560

02-28-383-040

SPODEN, TAIRA  
407 A ELM ST  
YORKVILLE, IL 60560

02-28-383-041

SLEEZER, BECKY L  
407 B ELM ST  
YORKVILLE, IL 60560

02-28-383-042

CARLSON, RICHARD G & ROBERTA M  
410 A JACKSON ST  
YORKVILLE, IL 60560

02-28-383-043

NEDZA, ANNE M LIV TR  
410B JACKSON ST  
YORKVILLE, IL 60560

02-28-383-044

GARCIA, MELISSA L  
136 JOY ST  
SUGAR GROVE, IL 60554

02-28-383-045

FRYE, ROBERTA L  
411 B ELM ST  
YORKVILLE, IL 60560

02-28-383-046

THOMPSON, JANET M  
412 B JACKSON ST  
YORKVILLE, IL 60560

02-28-383-047

MAHANEY, JEAN K  
412 A JACKSON ST  
YORKVILLE, IL 60560

02-28-401-001

TAYLOR, RODNEY K & SANDRA M  
421 WALNUT ST  
YORKVILLE, IL 60560

02-28-401-009

MOORE, ROBERT W  
468 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-010

HOLSTEN, PAMELA S  
9 RIVERWOOD LN  
OSWEGO, IL 60543



02-28-401-011

STRAUS, LORI  
474 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-012

KEISTER, STACY M  
476 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-013

GUNIER, MICHAEL L JR  
478 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-014

LEACHMAN, TYRELL D & TERRY  
482 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-016

JOHNSON, JENNIFER  
434 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-017

VOCHT DAVID &, AYERS ALEXANDREA  
436 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-018

STRUEBING, RODNEY M & STACY K  
438 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-019

ADAMS & SHIELD PARTNERSHIP  
812 KINGSTON LN  
BARTLETT, IL 60103

02-28-401-020

MCCLERNON, EUGENE C & JULIA C  
444 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-021

CYR, DONALD F & LOIS E & CYR DONALD J & CINDY A  
3350 B CANNONBALL TRL  
YORKVILLE, IL 60560

02-28-401-023

BURT, KATHERINE S  
466 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-024

RUH, MELANIE L  
464 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-025

PETERSON, DARIN  
1005 SUNSET AVE  
YORKVILLE, IL 60560

02-28-401-026

PURCELL, JOHN P  
458 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-027

KRUSE, ALEXANDER  
312 MUSTANG DR  
OSWEGO, IL 60543

02-28-401-028

BENNETT, JANE A  
454 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-029

CHIAVARIO, JODI E  
285 N LIBERTY ST  
LELAND, IL 60531

02-28-401-030

THEEDE, WILLIAM & CHARLIE BELL  
448 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-032

NEWTON, CHUM  
496 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-033

GARGO, NICHOLAS G  
494 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-034

RAWLE, DENISE Y  
903 A FAWN RIDGE CT  
YORKVILLE, IL 60560

02-28-401-035

LEDESMA, NICOLE M  
488 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-036

WATERS, BRANDON C & DAWN L  
486 LANDMARK AVE  
YORKVILLE, IL 60560

02-28-401-037

BROWN, SUZANNE  
484 LANDMARK AVE  
YORKVILLE, IL 60560



02-28-177-032

TDC YORKVILLE SHOPPING CTR II  
%TDC YORKVILLE SELECT LLC  
799 CENTRAL AVE STE 300  
HIGHLAND PARK, IL 60035

02-28-252-024

YORKVILLE LEASED HOUSING ASSOCIATES 1,  
2905 NORTHWEST BLVD STE 150  
MINNEAPOLIS, MN 55441-2644

02-28-383-007

KNAUER, ROBERT J  
413 ELM ST  
YORKVILLE, IL 60560

02-28-383-008

ADAM, MICHAEL P & LISA J  
415 ELM ST  
YORKVILLE, IL 60560

02-28-383-009

BEATA, MICHAEL G & SUSAN  
417 ELM ST  
YORKVILLE, IL 60560

02-28-383-020

UNTERBRUNNER, LYNN & MARY  
418 JACKSON ST  
YORKVILLE, IL 60560

02-28-383-021

VOLLMER, KEVIN J  
420 JACKSON ST  
YORKVILLE, IL 60560

02-28-401-002

MAYTON, MICHAEL E & KATHLEEN A  
901 MCHUGH RD  
YORKVILLE, IL 60560

02-28-401-003

STAFFORD, GEORGE F & DEBORAH LYNN  
903 MCHUGH RD  
YORKVILLE, IL 60560

02-28-451-006

ROMAN CATHOLIC DIOCESE JOLIET,  
% CHRISTOPHER NYE AIA NCARB  
16555 WEBER RD  
CREST HILL, IL 60403

02-28-451-009

HARBIN, BRYAN & PATRICIA  
P O BOX 51  
BRISTOL, IL 60512

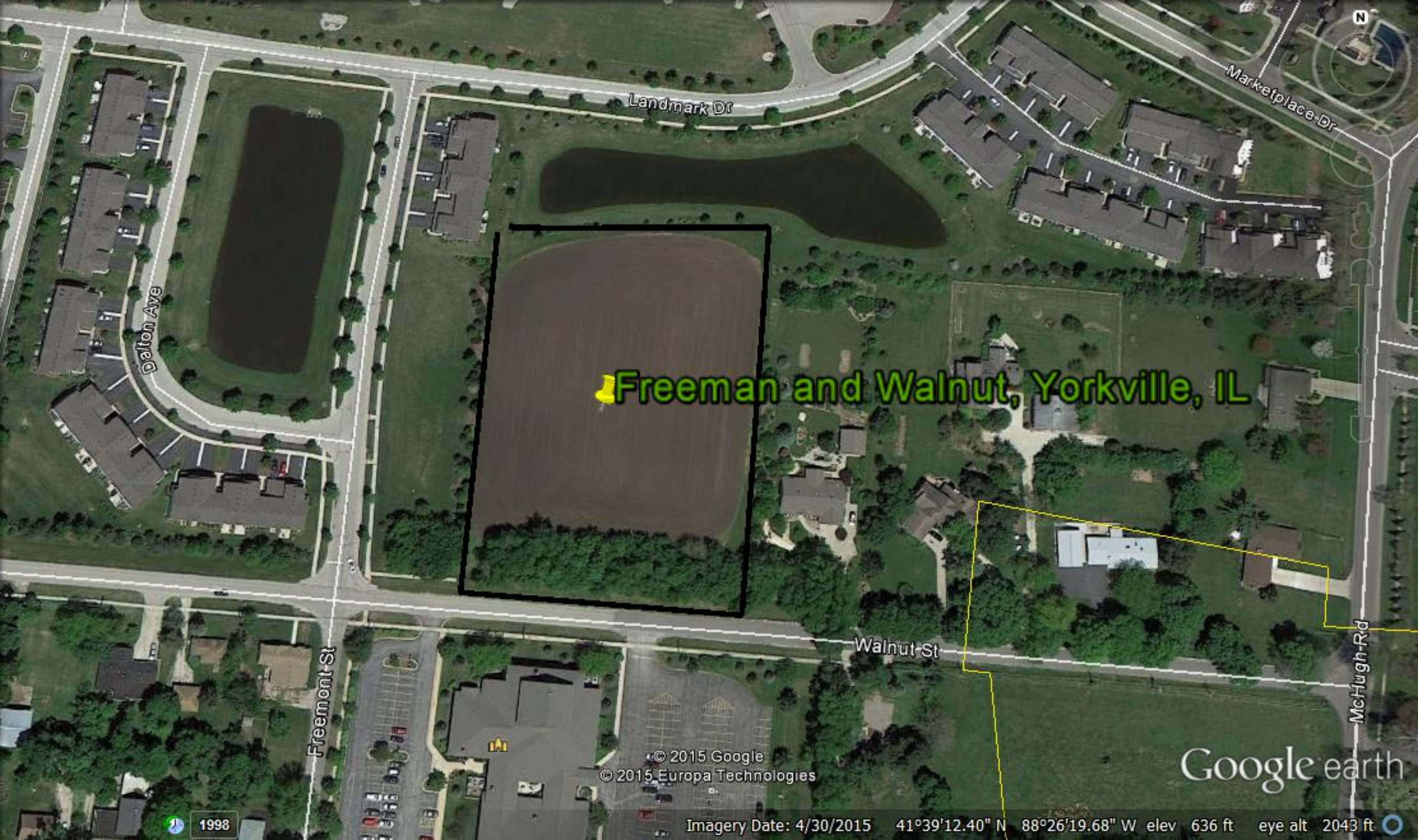
02-28-451-010

BURKS, DONALD L & JUDITH  
421 JACKSON ST  
YORKVILLE, IL 60560

02-28-454-001

SEIFERT, RAYMOND F & MARJORIE  
422 JACKSON ST  
YORKVILLE, IL 60560





 Freeman and Walnut, Yorkville, IL

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Google earth

Imagery Date: 4/30/2015 41°39'12.40" N 88°26'19.68" W elev 636 ft eye alt 2043 ft

1998



**Applicant:** Manhard Consulting Ltd  
**Contact:** Rachel Cortez  
**Address:** 700 Springer Drive  
Lombard, IL 60148

**IDNR Project Number:** 1604383  
**Date:** 10/22/2015

**Project:** Yorkville, Illinois Housing Development  
**Address:** Northeast Corner of Freemont St. and Walnut St., Yorkville

**Description:** This will be a multi-family building for senior living. The site will be tributary to existing offsite detention just north of the project site.

## Natural Resource Review Results

### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Fox River INAI Site  
Greater Redhorse (*Moxostoma valenciennesi*)  
River Redhorse (*Moxostoma carinatum*)

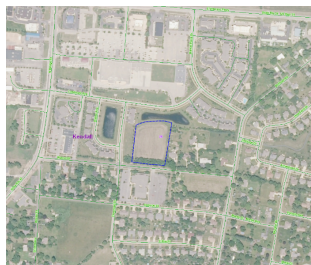
**An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.**

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

**County:** Kendall

**Township, Range, Section:**  
37N, 7E, 28



**IL Department of Natural Resources**  
**Contact**  
Keith Shank  
217-785-5500  
Division of Ecosystems & Environment

**Government Jurisdiction**  
IL Environmental Protection Agency  
Permit Section  
Post Office Box 19276  
Springfield, Illinois 62794 -9276

#### **Disclaimer**

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.



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Civil Engineering  
Surveying  
Water Resources Management  
Water & Wastewater Engineering  
Supply Chain Logistics  
Construction Management  
Environmental Sciences  
Landscape Architecture  
Land Planning

October 23, 2015

Ms. Anne E. Haaker  
Deputy State Historic Officer  
Preservation Services Division  
Illinois Historic Preservation Agency  
Review and Compliance Section  
1 Old State Capitol Plaza  
Springfield, Illinois 62701

**RE: Yorkville, Illinois Housing Development  
Northeast Corner of Freemont St. and Walnut St.  
Yorkville, Illinois**

Dear Ms. Haaker,

In accordance with the Illinois Historic Preservation Act, please find enclosed the following information to determine if the proposed development will have any adverse historical or archeological impacts:

1. USGS Topographic map with Project Location
2. Aerial Photograph
3. HARGIS Map
4. Photos of Existing Building (NOT APPLICABLE – NO EXISTING BUILDINGS)

The project site is located on approximately 3.5 acres and is located at the Northeast Corner of Freemont St. and Walnut St., Yorkville, Illinois, in Section 28, Township 37 North, and Range 7 East of the Third Principal Meridian. Crane Construction Company is proposing a Multi-Family Building for a senior living facility. This project will include grading, storm, water, and sanitary utilities, parking, and landscaping. The site will provide detention in either an underground storage vault and/or in the existing detention basin, north of the site. Please reference attached documents for more information.

No Buildings are present on site so no photos were attached.

Should you have any questions or require additional information regarding this matter, please do not hesitate to call me at 630-925-1064 or email me at [rcortez@manhard.com](mailto:rcortez@manhard.com).

Yours truly,  
MANHARD CONSULTING, LTD.

A handwritten signature in blue ink, reading 'Rachel Cortez', is written over a horizontal line.

Rachel Cortez  
Staff Engineer



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**Manhard**  
CONSULTING LTD<sup>TM</sup>

700 Springer Drive, Lombard, IL 60148 ph: 630.691.6500 fx: 630.691.6595 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

YORKVILLE, ILLINOIS HOUSING DEVELOPMENT

YORKVILLE, ILLINOIS

AERIAL MAP

PROJ. MGR.: JPD

DRAWN BY: RMC

DATE: 10-23-15

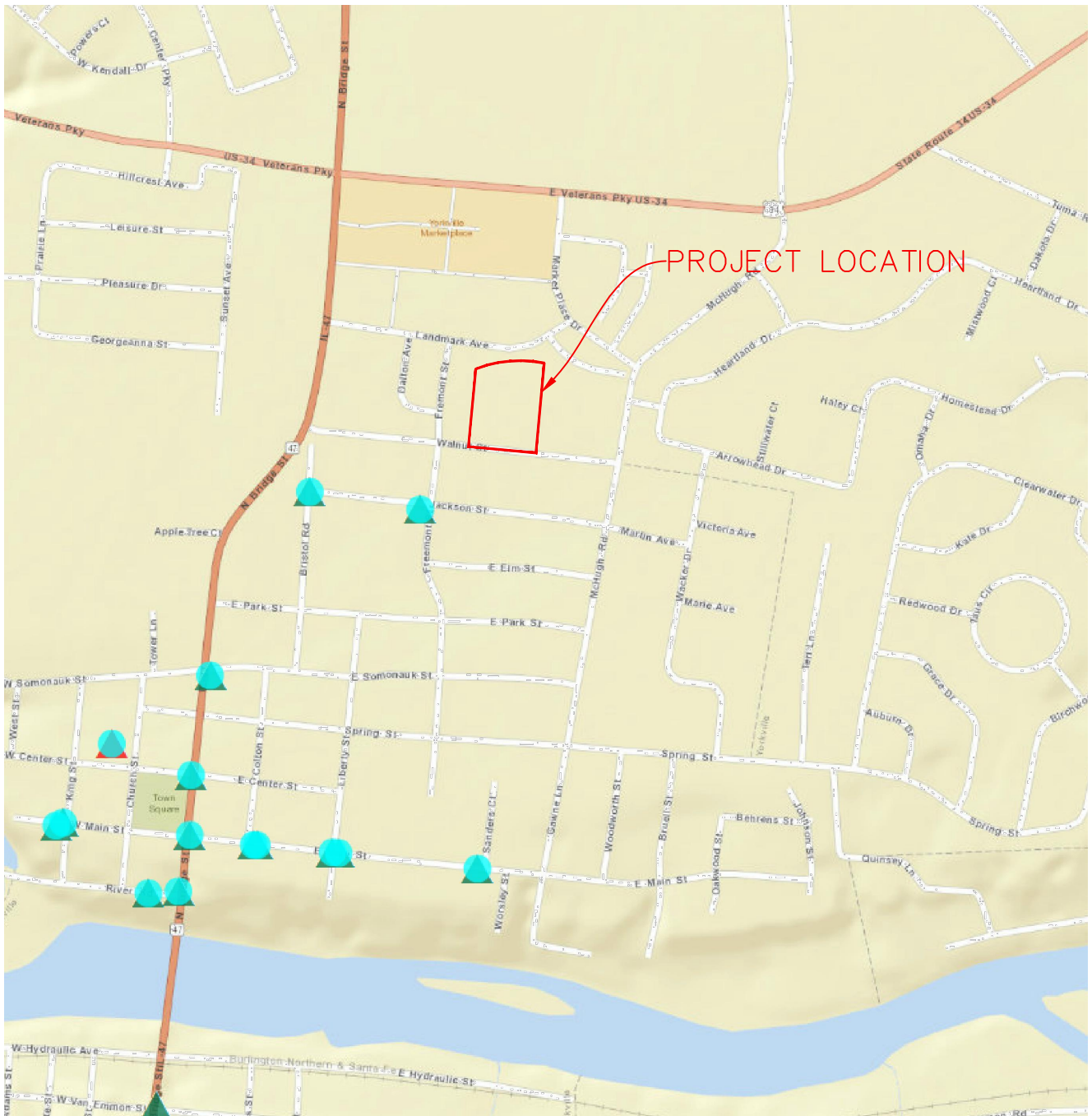
SCALE: 1"=250'

SHEET

**EXHIBIT**

**1**





- Properties**
- ▲ Determined eligible for the NR
  - ▲ Entered in the NR
  - ▲ Part of a NR Historic District
  - ▲ Part of a NR Historic District - contributing
  - ▲ Part of a NR Historic District - non-contributing
  - ▲ Undetermined
  - ▨ NR Districts

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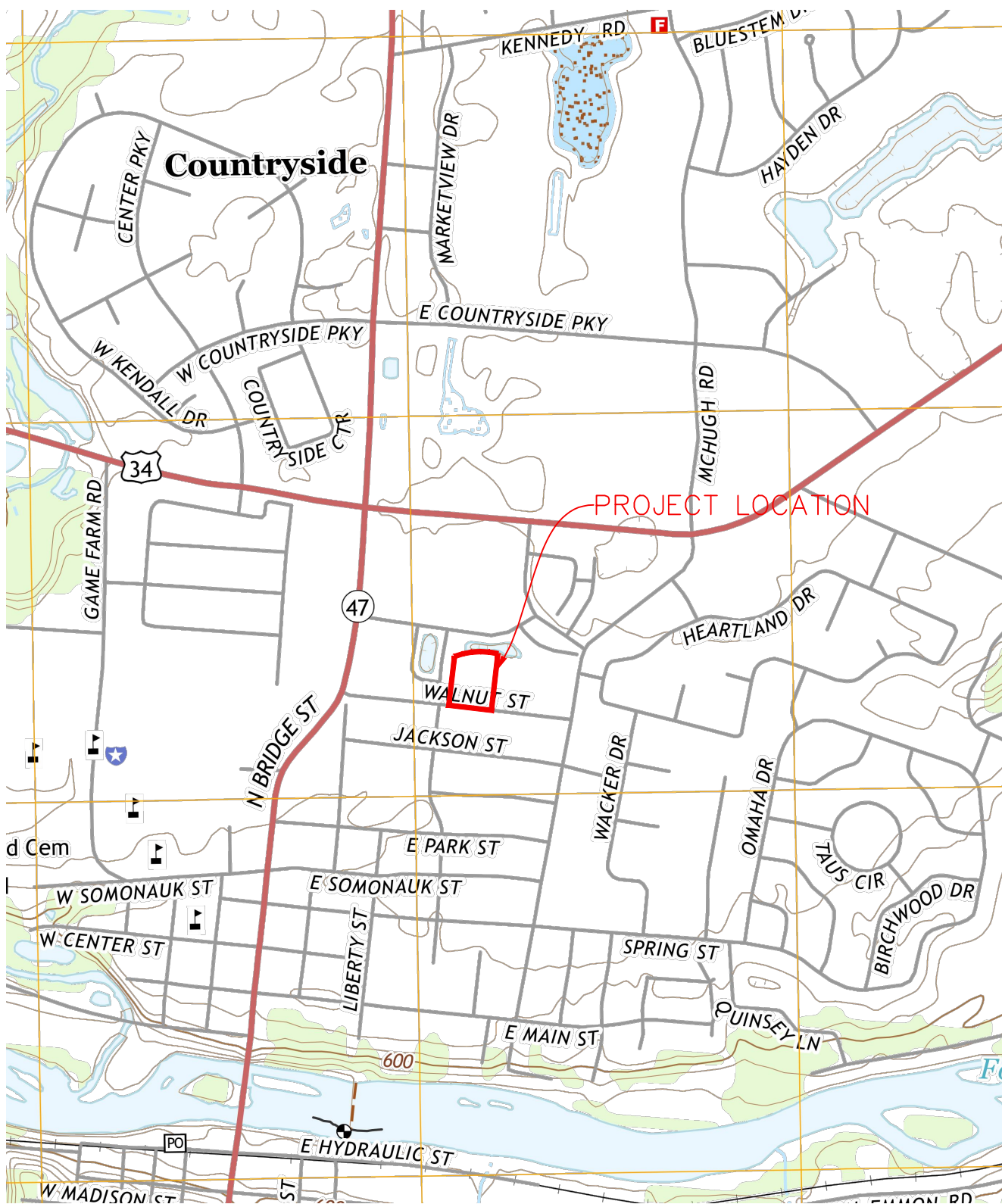


700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8595 manhard.com  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

**YORKVILLE, ILLINOIS HOUSING DEVELOPMENT**  
**YORKVILLE, ILLINOIS**  
**HARGIS MAP**

PROJ. MGR.: JPD  
 DRAWN BY: RMC  
 DATE: 10-23-15  
 SCALE: N.T.S.

SHEET  
**EXHIBIT 2**



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# Manhard

## CONSULTING LTD

700 Springer Drive, Lombard, IL 60148 ph: 630.691.6500 fx: 630.691.6595 manhard.com  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

**YORKVILLE, ILLINOIS HOUSING DEVELOPMENT**  
**YORKVILLE, ILLINOIS**  
**USGS MAP**

PROJ. MGR.: JPD  
 DRAWN BY: RMC  
 DATE: 10-23-15  
 SCALE: N.T.S.

SHEET

**EXHIBIT 3**



**Kendall County Soil & Water  
Conservation District**

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3



[www.kendallswcd.org](http://www.kendallswcd.org)

**NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION**

**Petitioner:** GC Housing Development LLC **Contact Person:** James P. D'Alexander  
**Address:** 343 Wainwright Drive 700 Springer Drive  
**City, State, Zip:** Northbrook, IL 60062 Lombard, IL 60148  
**Phone Number:** (847) 564-7393 (630) 925-1114  
**Email:** ablock@craneconstruction.com jdalexander@manhard.com

Please select: How would you like to receive a copy of the NRI Report? ☒ Email ☐ Mail

**Site Location & Proposed Use**

**Township Name** United City of Yorkville **Township** T37 N, **Range** R7 E, **Section(s)** S28  
**Parcel Index Number(s)** 02-28-331-002, 02-28-331-004, 02-28-331-006  
**Project or Subdivision Name** Yorkville, Illinois Housing Development **Number of Acres** ~3.5  
**Current Use of Site** R-1 **Proposed Use** R-4  
**Proposed Number of Lots** 1 **Proposed Number of Structures** 1  
**Proposed Water Supply** United City of Yorkville **Proposed type of Wastewater Treatment** Yorkville-Bristol San. District  
**Proposed type of Storm Water Management** Existing Detention Basin/ Underground Detention Basin

**Type of Request**

☒ Change in Zoning from R-1 to R-4  
☒ Variance (Please describe fully on separate page)  
☐ Special Use Permit (Please describe fully on separate page)  
**Name of County or Municipality the request is being filed with:** United City of Yorkville

**In addition to this completed application form, please including the following to ensure proper processing:**

- ☒ **Plat of Survey/Site Plan** – showing location, legal description and property measurements
- ☒ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
- ☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies
- ☒ **NRI fee** (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.

Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	\$ <u>375.00</u>
<u>0</u> Additional Acres at \$18.00 each	\$ <u>0.00</u>
<b>Total NRI Fee</b>	<b>\$ <u>375.00</u></b>

**NOTE:** Applications are due by the 1<sup>st</sup> of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

**I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.**

By: [Signature]  
**Petitioner or Authorized Agent** MANAGER

10/23/15  
**Date**

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

**FOR OFFICE USE ONLY**

**NRI#** \_\_\_\_\_ **Date initially rec'd** \_\_\_\_\_ **Date all rec'd** \_\_\_\_\_ **Board Meeting** \_\_\_\_\_  
**Fee Due \$** \_\_\_\_\_ **Fee Paid \$** \_\_\_\_\_ **Check #** \_\_\_\_\_ **Over/Under Payment** \_\_\_\_\_ **Refund Due** \_\_\_\_\_

Plat of Survey of  
Part of the Southwest Quarter of Section 28-37-7  
Yorkville Kendall County Illinois

State of Illinois

SS

County of Kendall

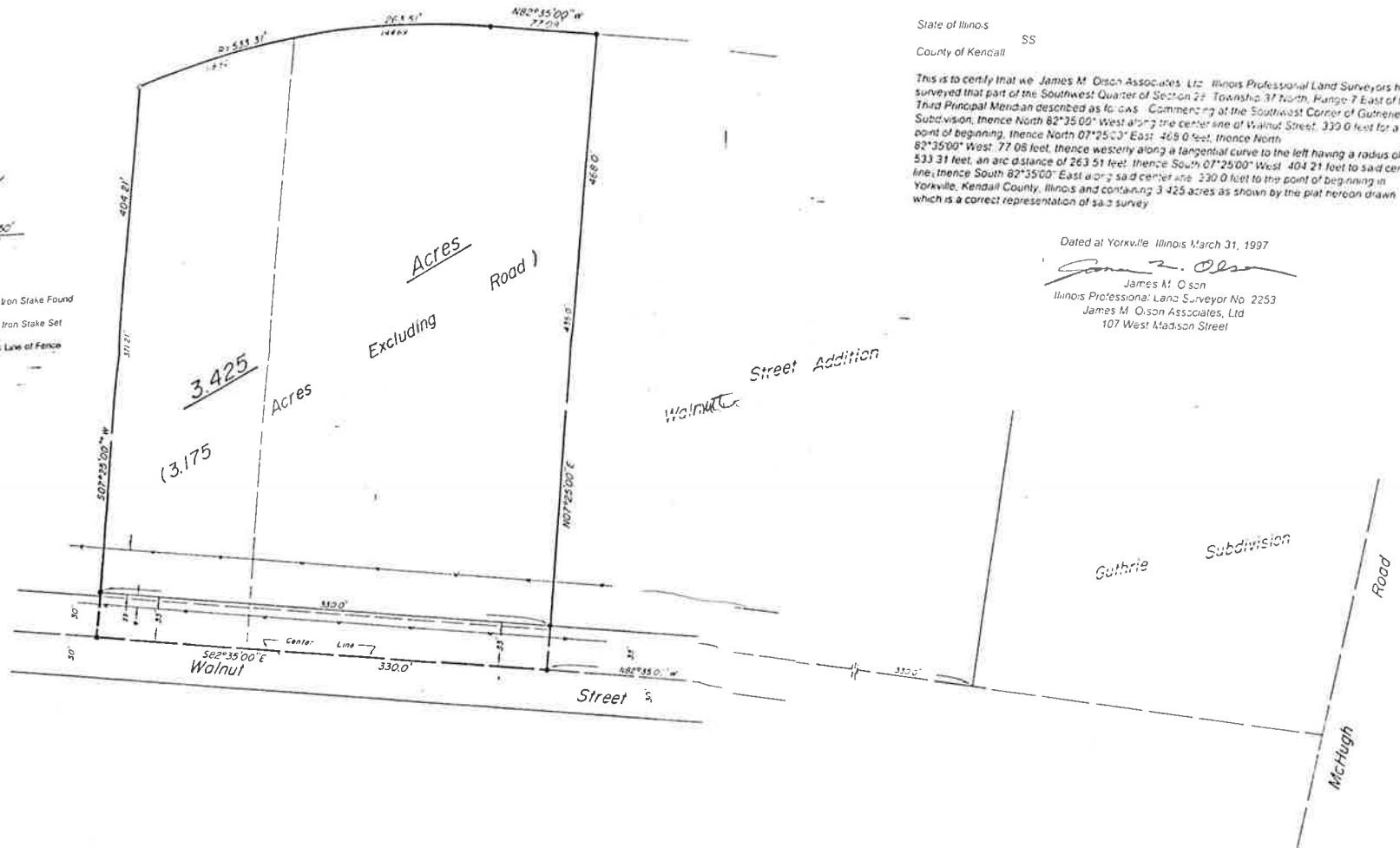
This is to certify that we James M. Olson Associates, Ltd. Illinois Professional Land Surveyors have surveyed that part of the Southwest Quarter of Section 28 Township 37 North Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Guthrie Subdivision, thence North 82°35'00" West along the center line of Walnut Street, 330.0 feet for a point of beginning, thence North 07°25'00" East 465.0 feet, thence North 82°35'00" West 77.08 feet, thence westerly along a tangential curve to the left having a radius of 533.31 feet, an arc distance of 263.51 feet, thence South 07°25'00" West 404.21 feet to said center line, thence South 82°35'00" East along said center line 230.0 feet to the point of beginning in Yorkville, Kendall County, Illinois and containing 3.425 acres as shown by the plat hereon drawn which is a correct representation of said survey.

Dated at Yorkville, Illinois March 31, 1997

*James M. Olson*  
James M. Olson  
Illinois Professional Land Surveyor No. 2253  
James M. Olson Associates, Ltd.  
107 West Madison Street



- Indicates Iron Stake Found
- ◻ Indicates Iron Stake Set
- Indicates Line of Fence



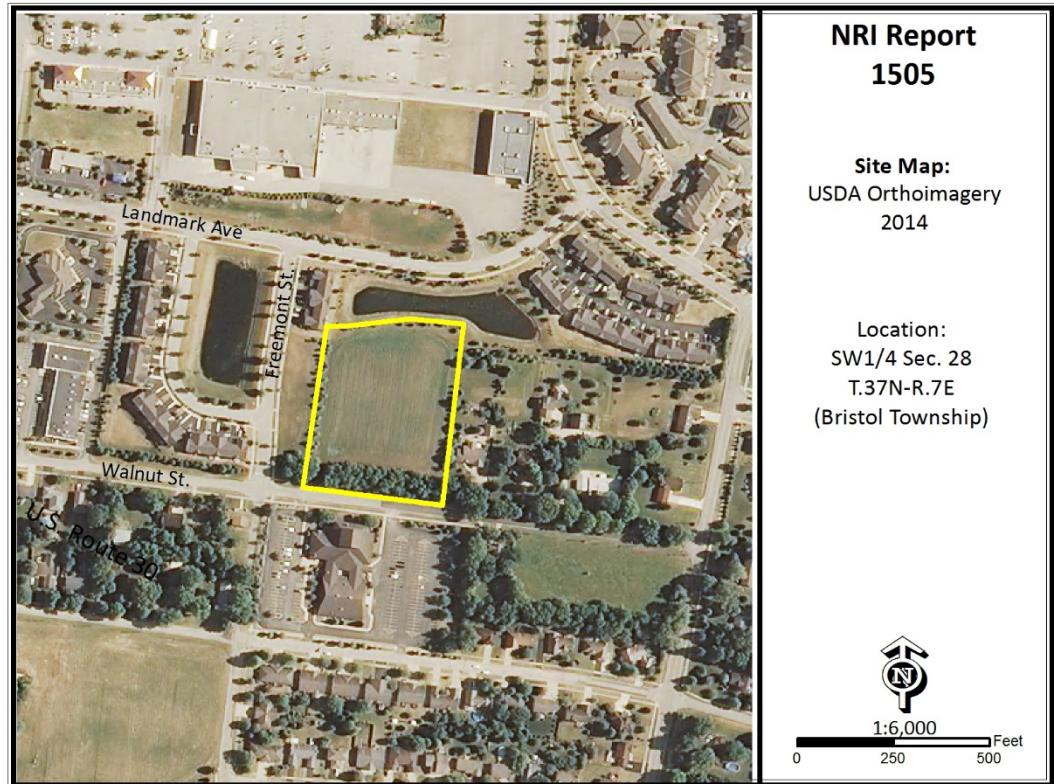




60 / 80 UNIT LAYOUT  
YORKVILLE, IL



# NATURAL RESOURCE INFORMATION (NRI) EXECUTIVE SUMMARY REPORT: 1505



November  
2015

Petitioner: GC Housing Development LLC  
Contact: James D'Alexander, Manhard Consulting Ltd.

Prepared by:



**Kendall County Soil & Water  
Conservation District**

7775A Route 47 • Yorkville, Illinois 60560  
Phone: (630)553-5821 x3 • Fax: (630)553-7442  
[www.kendallswcd.org](http://www.kendallswcd.org)

**Petitioner:** GC Housing Development LLC

**Contact Person:** James D'Alexander, Manhard Consulting Ltd

**County or Municipality the petition is filled with:** Kendall County

**Location of Parcel:** SW¼ Section 28, T.37N.-R.7E. (Bristol Township) of the 3<sup>rd</sup> Principal Meridian in Kendall County, IL

**Project or Subdivision Name:** Yorkville Housing Development

**Existing Zoning & Land Use:** R-1, Vacant

**Proposed Zoning & Land Use:** R-4, Multi-Tenant Residential

**Proposed Water Source:** United City of Yorkville

**Proposed Type of Sewage Disposal System:** Yorkville-Bristol Sanitary District

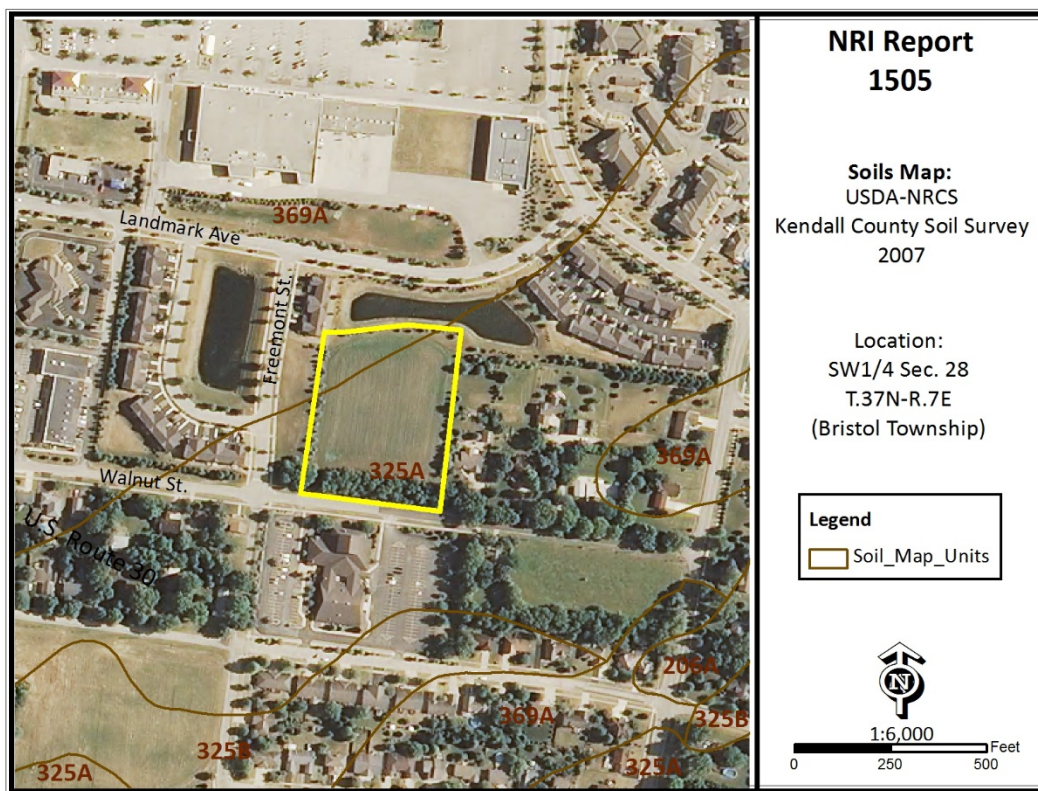
**Proposed Type of Storm Water Management:** Existing Detention Basin/Underground Detention Basin

**Size of Site:** 3.4 (3.2 excluding the road)

**Land Evaluation Score:** 81

### Natural Resource Concerns

#### Soil Map:



#### SOIL INFORMATION:

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2007 Kendall County Soil Survey, this parcel contains the following soil types:

**Table 1:**

Map Unit	Soil Name	Hydrologic Group	Hydric Designation	Farmland Designation
325A	Dresden silt loam, 0-2% slopes	B	Non-hydric	Prime Farmland
369A	Waupecan silt loam, 0-2% slopes	B	Non-hydric	Prime Farmland

**Hydrologic Soil Groups:** Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- ✓ **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- ✓ **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- ✓ **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- ✓ **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

**Hydric Soils:** A soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile. Of the soils found onsite, none are classified as a hydric soil. Additionally, none of the soils onsite are likely to have hydric inclusions.

**Prime Farmland:** Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the two soils found onsite, both are designated as prime farmland.

**Table 2:**

Map Unit	Surface Runoff	Water Table	Ponding	Flooding
325A	Low	January - December	January - December None	January - December None
369A	Low	January - December	January - December None	January - December None

**Surface Runoff:** Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover. Indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal).

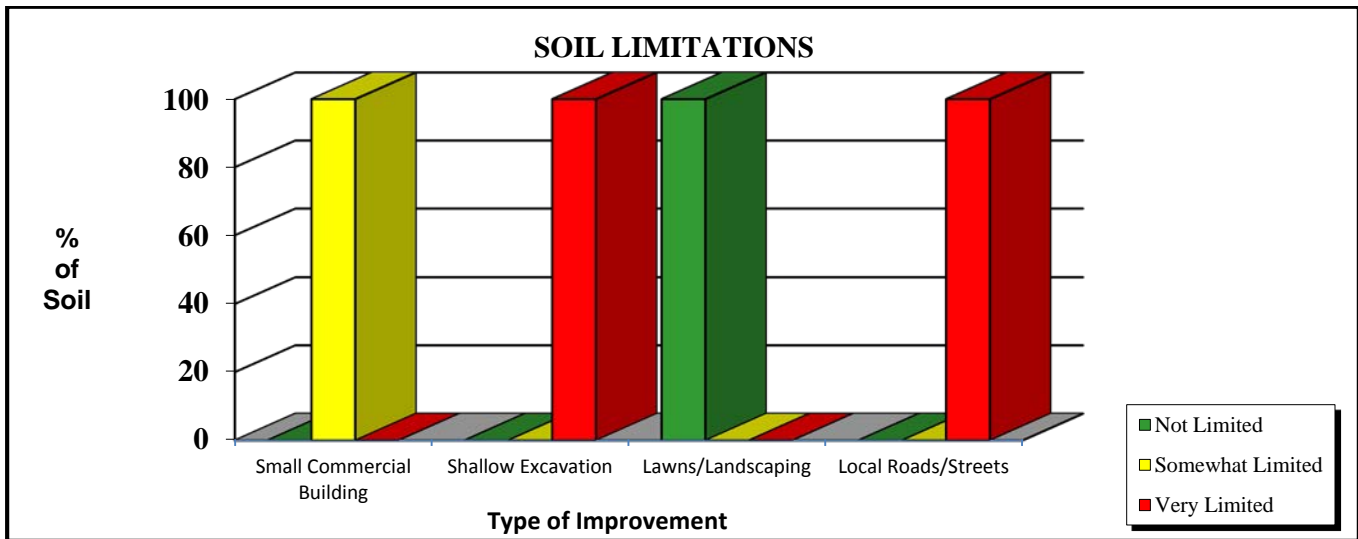
**Ponding:** Ponding is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration or evaporation. Duration is expressed as very brief (less than 2 days), brief (2 to 7 days), long (7 to 30 days), very long (more than 30 days). Frequency is expressed as none (ponding is not probable), rare (unlikely but possible under unusual weather conditions), occasional (occurs, on average, once or less in 2 years) and frequent (occurs, on average, more than once in 2 years).

**Flooding:** Temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding. Duration expressed as brief is 2 to 7 days and a frequent frequency means that it is likely to occur often under normal weather conditions.

**SOIL LIMITATIONS:** Limitations for small commercial building, dwellings with basements, dwellings without basements and conventional sewage disposal systems. Please note this information is based on information compiled as part of the USDA-NRCS 2007 Soil Survey of Kendall County, IL and does not replace site specific soil testing.

Table 2a:

Soil Type	Small Commercial Building	Shallow Excavations	Lawns/Landscaping	Local Roads/Streets
325A	Somewhat Limited: Shrink-swell	Very Limited: Unstable excavation walls	Not Limited	Very Limited: Low strength Shrink-swell Frost action
369A	Somewhat Limited: Shrink-swell	Very Limited: Unstable excavation walls	Not Limited	Very Limited: Frost action Low strength Shrink-swell



#### Kendall County Land Evaluation and Site Assessment (LESA):

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **LAND EVALUATION (LE)** – The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
- **SITE ASSESSMENT (SA)** – The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Table 4a: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
325A	4	79	2.7	213.3
369A	2	94	0.5	47.0
<b>Totals</b>			<b>3.2</b>	<b>260.3</b>
<b>LE Score</b>		<b>LE= 260.3/3.2</b>		<b>LE=81</b>

The Land Evaluation score for this site is **81**, indicating that this site is **well suited** for agricultural uses.

**Please Note:** A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available and a full LESA score is unavailable for the parcel.

**Wetlands:** The U.S. Fish & Wildlife Service's National Wetland Inventory map **does not indicate** the presence of a wetland. Additionally, the USDA-NRCS 1984 Aerial Wetland Map **does not indicate** the presence of a wetland. If a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

**Floodplain:** The parcel is not located within the floodplain.

**Sediment and Erosion Control:** Development on this site should include an erosion and sediment control plan in accordance with local, state and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<http://aiswcd.org/IUM/>) for appropriate best management practices.



### LAND USE OPINION:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner GC Housing Development LLC for the proposed R-4 Yorkville Housing Development. This parcel is located in the SW¼ of Section 28 in Bristol Township (T.37N.-R.7E. of the 3<sup>rd</sup> Principal Meridian) in Kendall County. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board has the following opinions and recommendations.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored an 81 out of a possible 100 points indicating the soils are well suited for agricultural uses. Additionally, the soils found onsite are classified as prime farmland.

In addition, soils can have potential limitations for development. This report indicates that for soils located on the parcel, 100% are somewhat limited for small commercial building; 100% are very limited for local roads/streets and shallow excavations. This information is based on the soil in an undisturbed state. Some soil reclamation, special design, or maintenance may be required to obtain suitable soil conditions to support these types of development with significant limitations.

This site is located within the Fox River Watershed.

This development should include a soil erosion sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution. Eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use it is recommended that the drainage tile survey completed on the parcel to locate the subsurface drainage tile be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Compiled Statutes, Ch. 70, Par 405/22.02a).

  
SWCD Chairman

  
Date



## United City of Yorkville

*County Seat of Kendall County*

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-8545

Website: [www.yorkville.il.us](http://www.yorkville.il.us)

November 23, 2015

Andrew Block  
GC Housing Development LLC  
343 Wainwright Drive, Suite B  
Northbrook, IL 60062

(VIA E-MAIL)

**RE: GC Housing Development for a Senior Independent Living Facility**

Dear Mr. Block,

This correspondence is intended to follow-up on the recent Plan Council meeting held on November 19, 2015 to discuss the proposed Rezoning and Variance applications for a proposed senior independent living facility. Per that discussion, below are the comments presented during the Plan Council meeting for which additional information, revised plans and/or a written response is requested:

**Engineering Comments:**

- Please refer to the attached comments prepared by Engineering Enterprises Inc. (EEI) dated November 11, 2015.

**Fire District (BKFD) Comments:**

- How many elevators?
- Inside size of elevator cars. Our stretchers are 79 inches by 24 inches?
- Exhaust system in garage. Operating on doors opening and C.O. levels, 100% exhaust.
- Control of exhaust system in case of a car fire?
- Protection of ceiling in garage? Pre cast? / All penetrations? (Auto Fires)
- Fully sprinkled/ Attic Space?
- Standpipes in stairwells and hose connections in garage?
- True firewalls to divide building?
- Duct/smoke detection?
- Fire Protected waste chutes?
- C.O. detection in units?
- Emergency Ring road/ straight line access to rear of building?

### **Community Development Comments:**

- A data table should be included on the site plan and will need to indicate the following information:
  - Current zoning and proposed zoning of the property.
  - Surrounding property zoning.
  - Current and proposed land use for the property.
  - Surrounding land uses.
  - Setback requirements.
  - Parking Requirements and calculations.
  - Lot coverage allowed and currently being proposed.
  - Building height.
  - A density description of the surrounding properties.
- Are there trash enclosures proposed for the property? If so, please provide a detailed drawing of the enclosure. Attached is Section 10-17-3 of the zoning ordinance for reference.
- Please provide a photometrics plan.
- The building setback line along the westerly lot line is for building only. Please take a look at shifting the entire layout to the west to increase the buffer with the property owner to the west. Drive aisles and parking lots are permitted within this setback requirement.
  - If the layout is shifted to the west, an increase in landscape would be beneficial along the eastern property line. Also, the proposed berm could be increased in height for additional buffering to the property owners to the east.
- As part of the landscape plan, please provide a detailed tree preservation plan if needed. Additionally, if existing trees are to be removed, please provide a detailed tree replacement plan. A copy of the Landscape Ordinance is attached for your reference.
- Please review the attached appearance code that this project will need to adhere to. Please incorporate any changes into the building elevations. Sample boards of the material being used will be required for the upcoming meetings.
- The monument sign will need to follow the current sign ordinance. I have attached a copy for your reference.
- Please provide the details for the emergency access route. Material, width, etc.
- The rezoning and variance approval is contingent upon the petitioner closing on the property.
- While the Petitioner has met the minimum interior side yard setbacks for the east and west property lines, the Code states a setback requirement option of “..or 60% of the Building Height.” As noted in the plans, the roof peak of the multi-tenant apartment building is 61’-8”. Should the building height, as measured by City Code in Section 10-2-3 using the mean height level between the eaves and the ridge of the roof, be more than 50 feet, staff may seek to increase the proposed setback of 30 feet on the east side adjacent to the townhomes accordingly to provide an increased buffer yard.
- **MAXIMUM BUILDING HEIGHT** - Maximum building height for the R-4 District is 80 feet. While it is noted in staff’s previous comment that a roof peak dimension was provided on the plans, the Petitioner must denote the proposed building height using the measurement standard as established in Section 10-2-3 of the Zoning Code.
- **LOT COVERAGE** – Maximum lot coverage for the R-4 District is 70% per a recent revision of Section 10-7-1 of the Zoning Ordinance. Please provide a data table with calculations of the impervious surface for the proposed development broken down by building coverage, parking lot, sidewalks and other impervious surfaces.



- **MAXIMUM DENSITY** – The Petitioner requests a variance to increase the density of the subject property after rezoning to R-4 from 8 dwelling units per acre to 24 dwelling units per acre. While staff is supportive of this variance request, the request may be bolstered with a density comparison of the adjacent townhome development and the Reserve at Fox River apartment development located on Marketplace Drive.
- **PARKING** - According to the plans submitted, there are 115 total parking spaces to be provided for the development with space behind the building to the east for additional undetermined parking spaces if needed. Per Section 10-16-3 of the Yorkville Zoning Code, the total required minimum parking for a multi-family development is 2 spaces per dwelling unit totaling 150 spaces required; and 0.5 spaces per dwelling unit if for elderly housing.
  - As proposed, staff would support the proposed 115 parking spaces only if the Petitioner agrees to age-restrict the development as part of the deed. Otherwise a variance will be needed for the reduced parking.
  - Also a typical dimensioned parking space plan shall be provided on the plan with a data table of the required parking versus the provided parking schedule and drive aisle dimensions.
- **BUILDING ELEVATIONS** – Staff requests that material sample boards of all materials be provided in advance of the scheduled Plan Commission meeting.
  - Per Section 8-15-5: Criteria for Appearance of the City Code, new multiple-family residential structures the following shall apply:
    - The building footprint of single-family attached and multi-family buildings can be the same. However, the facade treatments must vary between buildings that are adjacent to one another. Facade variations may include building materials or colors in any one or more of the following: Siding; Masonry; Roof; Paint/stain; Doors.
    - Sites where requested setbacks and yards are less than the minimum zoning district requirements must provide an interesting relationship between buildings.
    - Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms and other innovative means so as to largely screen parking areas from view from public ways.
    - The height and scale of each building shall be compatible with its site and adjoining buildings.
    - Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
    - The architectural character of the building shall be in keeping with the topographical dictates of the site.
    - Masonry products shall be incorporated on the front facade of at least seventy five percent (75%) of the total buildings in the approved community, and shall incorporate a minimum of fifty percent (50%) premium siding material on the front facade. No less than half (25 percent of the total) of the minimum "premium siding" requirements must incorporate masonry products. Credit toward the remaining "premium siding" requirement can be earned via the use of major architectural features. Each major architectural feature used will earn a credit of ten percent (10%) towards the calculation of the minimum premium siding requirement.

- Example: A building with thirty percent (30%) masonry on the front elevation will require the use of two (2) "major architectural features" (10% + 10% = 20%) to comply with the total "fifty percent (50%) premium siding material on the front facade".
- Pedestrian features/amenities, such as covered walkways, street furniture, and bicycle rack facilities are encouraged.
- Common open space and outdoor features are encouraged.
- SIGNAGE – The petitioner is proposing one (1) ground mounted identification sign which require no variances.
- LIGHTING – A photometric plan shall be provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed 0.1 foot-candle and no glare shall spill onto adjacent properties or rights of way.
- CONTIGUOUS LOTS – The proposed development straddles two (2) contiguous parcels assumedly under one ownership. While Section 10-3-3 allows for two (2) contiguous lots which may not meet the minimum zoning lot size to be used for a single development, staff recommends that the existing two (2) parcels be consolidated either through a final plat or via a Plat Act exemption, if applicable.
- DRIVEWAY VARIANCE – Staff notes the request for relief from Section 10-16-3-D-3 regarding driveway distances to a nearby intersection. We will defer to the Public Works Director and City Engineer.

**Yorkville Bristol Sanitary District (YBSD) Comments:**

- Estimated Population Equivalent Loading to the sanitary sewer system ( Lbs. of B.O.D. & S.S.).
- Estimated waste flow in GPD.
- Is there sufficient city sewer capacity?

Revised plans and/or responses to the comments requested herein should be provided no later than **Friday, December 18, 2015**, so that staff may incorporate the necessary information into the Plan Commission memorandum regarding the Rezoning and Variance request. Should you have any questions, please feel free to contact me at 630-553-8574, or via email: [cheinen@yorkville.il.us](mailto:cheinen@yorkville.il.us).

Sincerely,



Chris Heinen  
Planner

Encl.

Cc: Bart Olson, City Administrator (via e-mail)  
Kathleen Field-Orr, City Attorney (via e-mail)  
Tracy Kasson, Applicant's Attorney (via e-mail)  
Lisa Pickering, Deputy Clerk (via e-mail)  
Brad Sanderson, EEI, City Engineer (via e-mail)  
Michael Torrence, BKFD (via e-mail)  
Chris Heinen, Planner (via e-mail)  
Kevin Collman, YBSD (via e-mail)



*Engineering Enterprises, Inc.*

November 11, 2015

Ms. Krysti Barksdale-Noble  
Community Development Director  
United City of Yorkville  
800 Game Farm Road  
Yorkville, IL 60560

**Re:   GC Housing Development  
      United City of Yorkville  
      Kendall County, Illinois**

Ms. Barksdale-Noble:

We are in receipt of the Plan Council packet for the above referenced project, generally consisting of the following:

- Project Narrative and Re-Zoning Application
- "Zoning Review Set" dated October 28, 2015 and prepared by HDJ
- Various Environmental Sign-offs

Our review of these plans is to generally determine the plan's compliance with United City of Yorkville ordinances and whether the improvements will conform to existing City systems and equipment. This review and our comments do no relieve the designers from their duty to conform to all required codes regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review. We cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

1. The following general list are items that will have to be submitted to the United City of Yorkville for review during the final engineering stage:
  - a. Final Engineering Plans;
  - b. Lighting/Photometric Plan;
  - c. Landscape Plan, including addressing Tree Preservation;
  - d. Engineer's Opinion of Probable Construction Cost for improvements including earthwork, sitework, stormwater management, erosion control and work within the road ROW;
  - e. Stormwater Management Report with Stormwater Permit Application;
  - f. Preparation of the Long Term Maintenance Plan will be required (Section 604 Kendall County Stormwater Ordinance);
  - g. A soils report;
2. Currently there are no provisions for stormwater management shown on the plans.

3. Water and sanitary sewer mains are relatively close to the project site. The anticipated water use will need to be provided in order for capacities in the sanitary sewer system to be confirmed.
4. Pedestrian connectivity along Walnut should be provided.
5. The acceptability of the amount of parking stalls that are provided will need to be confirmed with your department.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.  
Vice President

BPS/dm

Enclosure

pc: Mr. Bart Olson, City Administrator (via email)  
Mr. Chris Heinen, City Planner (Via e-mail)  
Mr. Eric Dhuse, Director of Public Works (via email)  
Ms. Lisa Pickering, Deputy Clerk (via email)  
JAM, EEI



LEGEND

+

HYDRANT

●

VALVE

---

UNKNOWN WATER MAIN

---

3" WATER MAIN AND SMALLER

---

4" WATER MAIN

---

6" WATER MAIN

---

8" WATER MAIN

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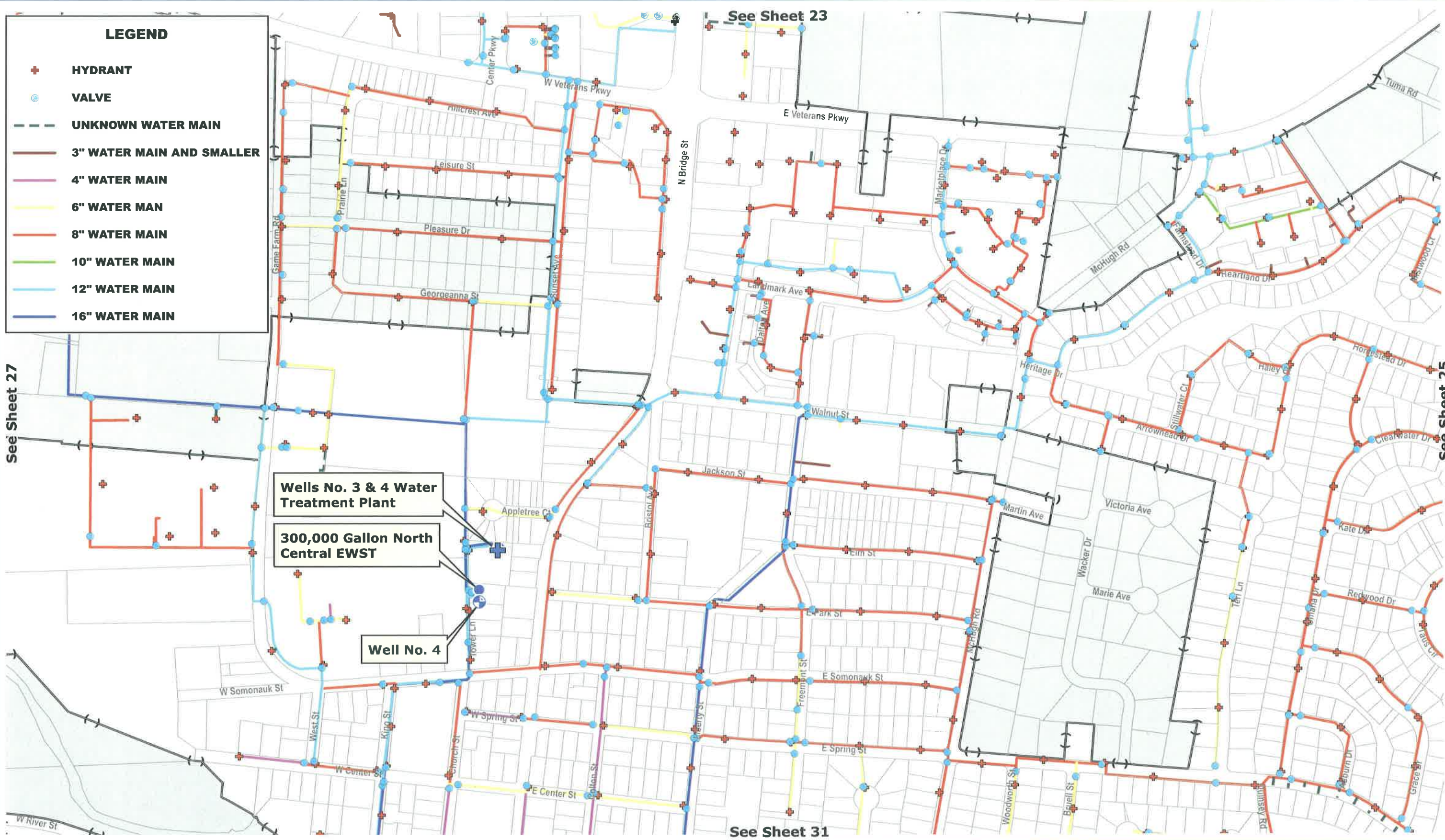
10" WATER MAIN

---

12" WATER MAIN

---

16" WATER MAIN







See Sheet 27

See Sheet 25

See Sheet 23

See Sheet 31

**Engineering Enterprises, Inc.**  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 (630) 466-6700  
[www.eeiweb.com](http://www.eeiweb.com)



**United City of Yorkville**  
 800 Game Farm Road  
 Yorkville, IL 60560  
 630-553-4350  
[www.yorkville.il.us](http://www.yorkville.il.us)

DATE:		October 2013
PROJECT NO.:		YO1342
BY:		KKP
PATH:		H:\GIS\PUBLIC\YORKVILLE\2013\
FILE:		YO1342_26.MXD
NO.	DATE	REVISIONS



**United City of Yorkville**  
**Sanitary Sewer Atlas Maps**  
**Sheet 26**





## GC HOUSING DEVELOPMENT LLC

The memo serves as follow-up to Chris Heinen from the United City of Yorkville in response to Mr. Heinen's Plan Council memo to Andrew Block of GC Housing Development LLC dated November 23, 2015. Responses mirror the order in which comments were made.

**Engineering Comments:** The comments below are offered in response to the Engineering Enterprises, Inc. review letter dated November 11, 2015 addressed to Krysti Barksdale-Noble.

1. The items listed will be included with the final engineering plans.
2. A basic concept for expanding the existing detention basin is shown on the Site Plan. Detailed analysis will occur during final engineering
3. The Public Works Department will verify the capacity of existing infrastructure. The estimated Population Equivalent for this development is 140 PE.
4. Pedestrian access from Freemont Street is shown on the Site Plan. We anticipate access from Walnut is no longer required since the driveway has shifted to Freemont St.
5. A parking summary is shown in the Site Data Table on the Site Plan. Provided parking exceeds the requirement of 0.5 stalls per residential unit (senior housing).

**Fire District (BKFD) Comments:**

- The proposed building to be equipped (2) two elevators with 3,500# load capacity each.
- Each elevator to have interior cab dimension of 6'-8" x 4'-3".
- The mechanical design of the garage will incorporate an NOX/CO combined sensor that will comply with code requirements.
- The mechanical design of the garage area will incorporate a detection, alarm, and activation system as required per the code requirements.
- There will be a two (2) hour horizontal fire separation between the first (1<sup>st</sup>) floor interior garage, and the above dwelling units. (The proposed second (2<sup>nd</sup>) floor to be Pre-cast concrete plank, with concrete topping.)
- Fully sprinkled (including attic)? Yes.
- Standpipes in stair wells, and hose connection in garage as required by code.
- Firewalls as required per code.
- Duct/smoke detection provided per code.
- Fire protection of the waste chutes provided per code.
- CO detection in individual units provided per code.
- An Emergency Ring Road has been provided that follows the guidelines of the 2009 International Fire Code. The materials of this Ring Road will be structurally capable of supporting the largest fire apparatus. Detailed design will follow during Final Engineering.





## GC HOUSING DEVELOPMENT LLC

### **Community Development Comments:**

- A Data Table has been provided on the Site Plan drawing which addresses all items requested.
- A 9'x13' trash enclosure is shown on the Site Plan. Detailed design (appearance, materials, etc.) will be a part of design documents.
- See attached documentation showing Photometric Lighting Plan.
- The building has been rotated 15 degrees counter-clockwise and has been positioned further away from the eastern property line. Currently, the building is set 48.42' from the eastern property line. A 30' building setback was maintained along the western property line for constructability and to allow for Emergency Ring Road. Landscaping and berming along the eastern property line will be increased to a maximum of 8' during final design.
- A detailed tree survey has not been prepared at this time. Tree preservation and relocation plans will be provided as part of final landscape design.
- Exterior material sample has been provided to city staff.
- Monument design and size to comply with local code requirements. A placeholder monument sign has been shown on the south side of the main entry drive.
- The available Emergency Ring Road details are shown on the plan (width, layout, etc.). The materials used to construct the road are subject to final engineering and input from the Bristol Kendall Fire Department.
- Comment noted.
- We believe all setback requirements are met. The building's height is 61'8". Building Height is measured to the middle height of the angled roof and not to its peak. The impervious area on site account for 58.3% of the total area, which is below the permitted 70%. This figure can also be found in the Site Data table per the attached Civil Site Plan.
- See comment directly above.
- The impervious area on site accounts for 58.3% of the total area, which is below the permitted 70%. A breakdown of the impervious area onsite can also be found in the Site Data Table on the Site Plan.
- See Exhibit 1 below
- Petitioner has agreed to include an age-restriction as part of the deed. A parking summary is shown in the Site Data Table on the Site Plan. Provided parking exceeds the requirement.
- The proposed project consists of one (1) multi-family building.
  - See attached exterior elevations for proposed exterior.
  - Adjacent building setbacks (does not apply).
  - See attached building and parking layout.
  - See attached plans for building height and scale relationships.
  - New utility services to be underground per code (typical).





## GC HOUSING DEVELOPMENT LLC

- See attached building plan and elevations for architectural character as it relates to the architectural dictates of the site.
- There will be only one building on the site; the primary building will abide by the Zoning Appearance Ordinance. The building will incorporate an entrance canopy in the building design, which will allow for a 10% reduction within the required 50% front elevation Premium Materials requirement, and a reduction of the front elevation masonry requirement from 25% of front façade to 20% minimum masonry requirement.
- Monument design and size to comply with local code requirements.
- See attached Photometric plan by architect.
- It is our understanding that per the Plan Council Meeting with Petitioner, a consolidation either through a final plat or via a plat act exemption was not required.
- Petitioner believes that this comment regarding a driveway variance is no longer applicable since access is from Freemont Street instead of Walnut Street.

### **Yorkville Bristol Sanitary District (YBSD) Comments:**

- The estimated Population Equivalent is 140 PE. A summary is provided below in Exhibit 2.
- The estimated waste flow is 13,950 GPD.
- The Public Works Department will determine whether capacity exists per the information found below in Exhibit 2.



GC HOUSING DEVELOPMENT LLC

**EXHIBIT 1**

**Density and Surrounding Borders of Comparable Yorkville Developments**

<b>Development</b>	<b>Current Zoning</b>	<b>Maximum DU's/Acre</b>	<b>Current DU's/Acre</b>	<b>Borders</b>
<b>Heritage Woods</b>	R-4	8 DU's/Acre	24.86 DU's/Acre	North: Vacant Land/Single Family Home East: Industrial South: Single Family Homes
<b>Anthony Place (GC Housing)</b>	R-4	8 DU's/Acre	23.62 DU's/Acre for 3.175 acres of land  18.29 DU's/Acre for 4.1 acres of land	North: Townhomes East: Single Family Home South: Church West: Townhomes/Vacant Land
<b>Reserve at Fox River</b>	R-4	8 DU's/Acre	15.62 DU's/Acre	North: Commercial East: Single Family Homes/Land South: Townhomes West: Commercial
<b>York Meadow Apartments</b>	R-4	8 DU's/Acre	11.69 DU's/Acre	North: Vacant Land East: Commercial South: Townhomes West: Single Family Homes
<b>Longford Lakes</b>	R-3	5 DU's/Acre	5.48 DU's/Acre	North: Commercial East: Land (GC Housing Proposed Development) South: Single Family Homes



GC HOUSING DEVELOPMENT LLC

EXHIBIT 2



**SANITARY CAPACITY  
BREAKDOWN GC HOUSING  
DEVELOPMENT  
YORKVILLE, ILLINOIS  
December 4, 2015**

Type	Units	Bedrooms	GPD/ Bedroom	GPD	PEAK GPD	PE	GPM
Single Bedroom	57	57	150.00	8,550	35,910	86	24.57
Double Bedroom	18	36	150.00	5,400	22,680	54	15.43
<b>TOTALS</b>		<b>93</b>		<b>13,950</b>	<b>58,590</b>	<b>140</b>	<b>40.00</b>

$$K = \frac{18 + \sqrt{PE / 1000}}{4 + \sqrt{PE / 1000}} = \frac{18 + \sqrt{\frac{140}{1000}}}{4 + \sqrt{\frac{140}{1000}}} = 4.20$$

Note:

GPD/Bedroom based on Illinois Administrative Code "Multi-Family Dwellings (per bedroom)"





NW INTERIOR PARKING  
ENTRANCE

S/W ENTRANCE CORNER  
PERSPECTIVE



MAIN CANOPY ENTRANCE

N/W CORNER PERSPECTIVE

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HOOKEr | DE JONG  
Architects & Engineers  
316 Morris Avenue  
Studio Suite 410  
Muskegon, MI 49440  
P 231 | 722 | 3407  
F 231 | 722 | 2589

ZONING REVIEW SET  
YORKVILLE, ILLINOIS

YORKVILLE APARTMENT COMPLEX  
GC HOUSING DEVELOPMENT LLC

Project Number
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EXISTING HEDGE ROW

EAST PROPERTY LINE  
LANDSCAPE BERM

**S/E CORNER PERSPECTIVE**



EAST PROPERTY LINE  
LANDSCAPE BERM

**N/E CORNER PERSPECTIVE**

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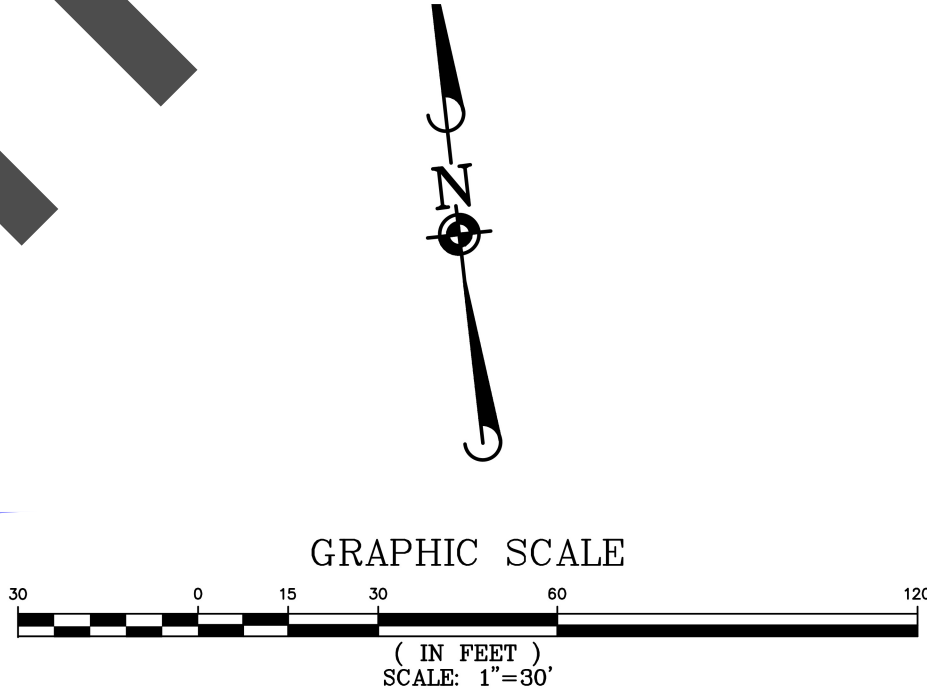
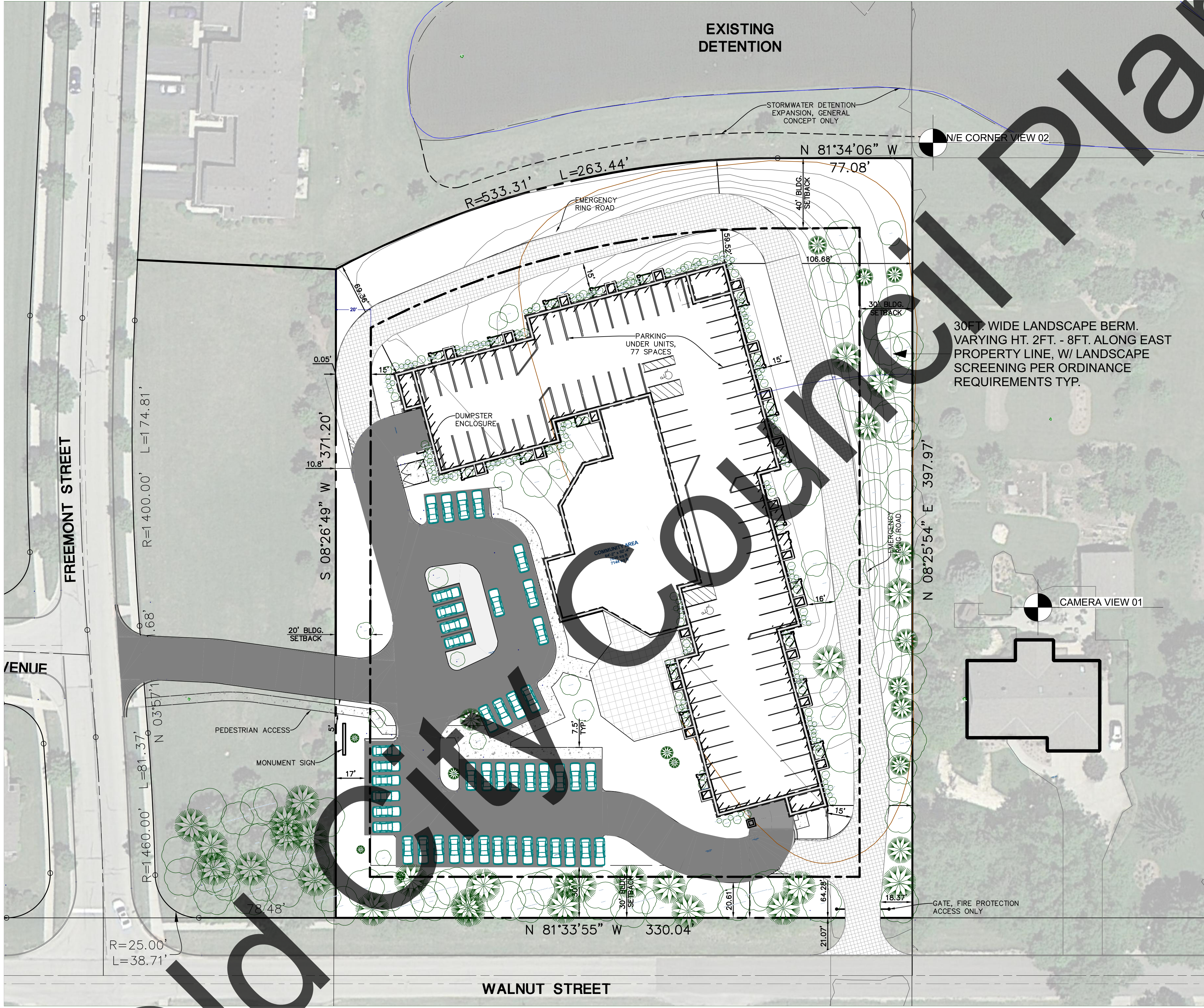
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SITE DATA TABLE		
Subject Property (Current)	PROPERTY ZONING	PROPERTY USE
Subject Property (Proposed)	R-1 Single-Family Suburban Residence	Vacant
North Property	R-4 Single-Family Suburban Residence	Senior Independent Living
East Property	R-3 Multi-Family Attached Residence	Multi-Family Residence (Townhomes)
South Property	R-1 Single-Family Suburban Residence	Single Family Residence
West Property	R-1 Single-Family Suburban Residence	Church
	R-3 Multi-Family Attached Residence	Multi-Family Residence (Townhomes)

REQUIRED MINIMUM	REQUIRED MINIMUM	PROPOSED
Front Yard (South)	30 feet	51.37 feet
Interior Side Yard (West)	12 feet or 60% of Building Height (37)	35 feet
Interior Side Yard (East)	12 feet or 60% of Building Height (37)	48.42 feet
Rear Yard (North)	40 feet	59.52 feet

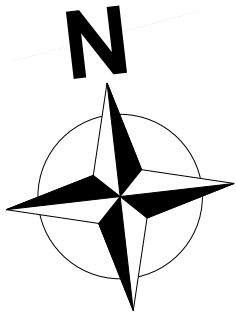
	REQUIRED	PROPOSED
Total Parking Stalls	38 (0.5 per Unit, 75 Units)	114 (77 Under Units, 37 Exterior)
ADA Accessible Stalls	5 (ADAAG 4.1.2(5)(a))	5 (2 Under Units, 3 Exterior)

	PERMITTED MAXIMUM	PROPOSED
Lot Coverage	70% (96,803 SF)	58.3% (80,650 SF)
Building Coverage		26.2% (36,240 SF)
Parking Lot		17.6% (24,268 SF)
Sidewalks		3.7% (5,165 SF)
Emergency Ring Road		10.8% (14,977 SF)
Building Height		61'-8"

\*based on site area of approx. 138,290 SF

DENSITY DESCRIPTION	
North Property	Low
East Property	Medium
South Property	High
West Property	Low

PAVEMENT LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT
	EMERGENCY RING ROAD PAVEMENT
	CONCRETE SIDEWALK PAVEMENT



PROPOSED SITE PLAN

SC: 1/60"

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YORKVILLE, ILLINOIS

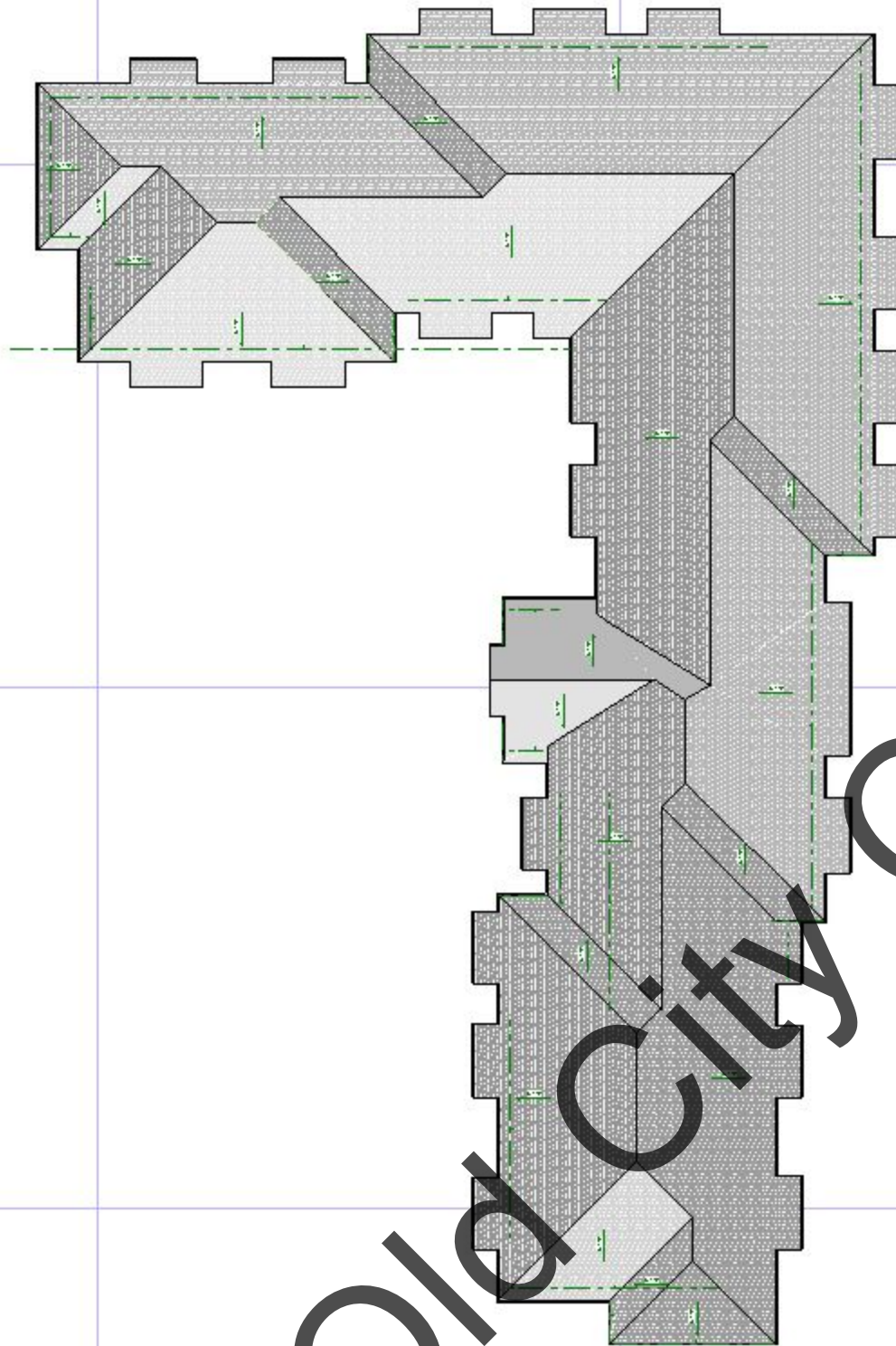
YORKVILLE APARTMENT COMPLEX  
GC HOUSING DEVELOPMENT LLC

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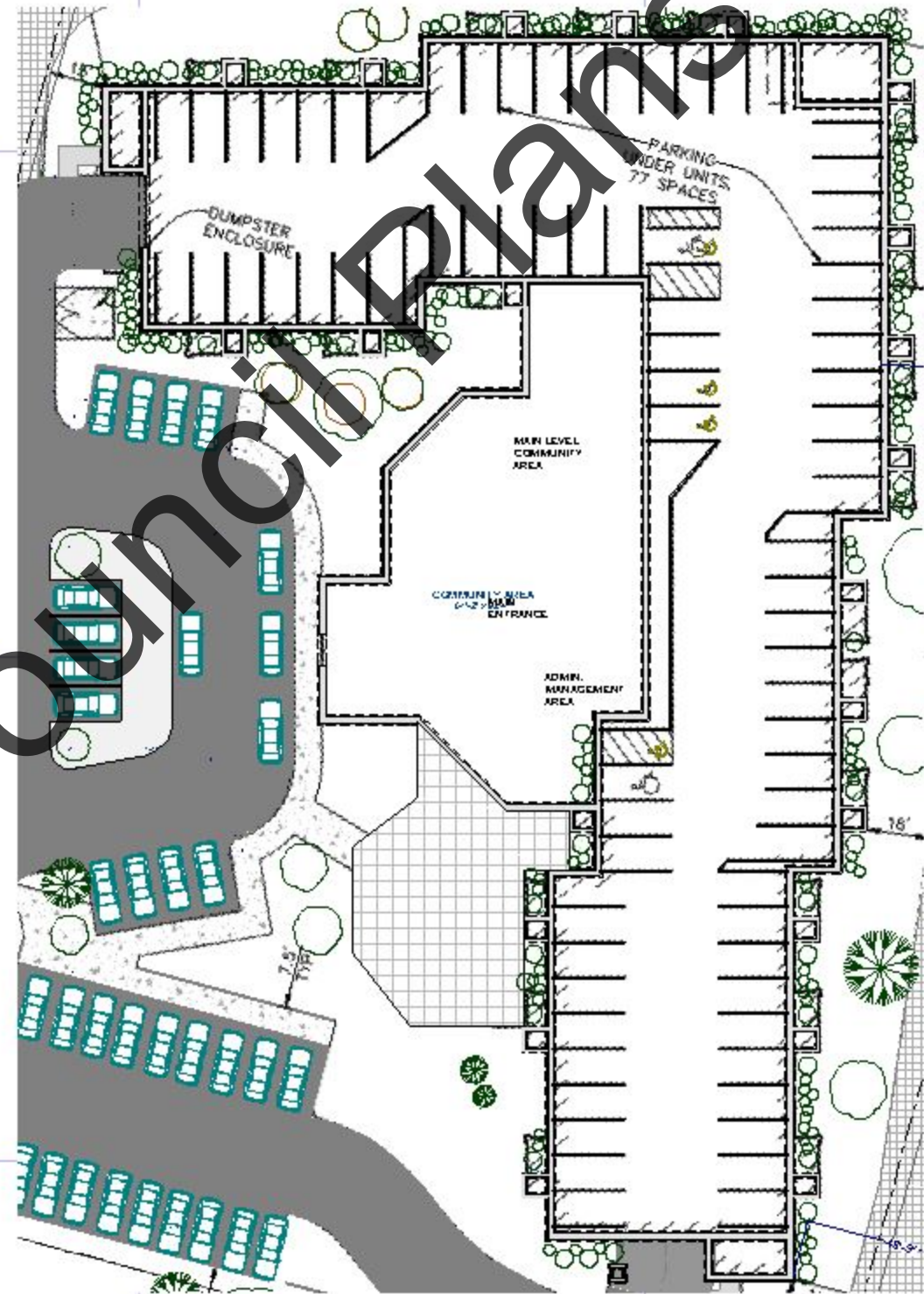
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ROOF PLAN

SC: 1/16"



PARKING LEVEL FLOOR PLAN

SC: 1/16"

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ARCHITECT: H & D  
Architects & Engineers  
300 North Avenue  
Madison, NJ 07940  
Phone: (908) 426-1100  
Fax: (908) 426-1101

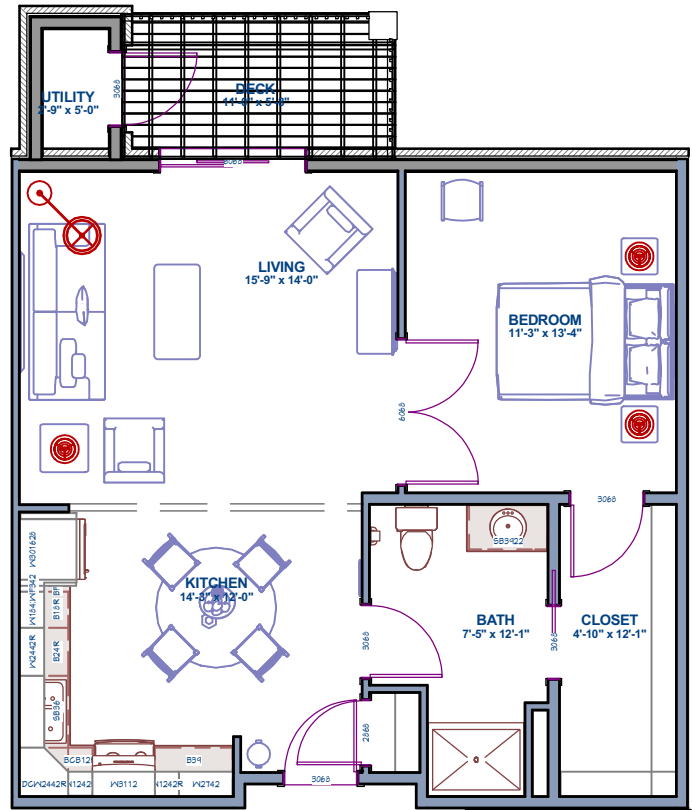
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**YORKVILLE APARTMENT COMPLEX**  
GC HOUSING DEVELOPMENT LLC

DATE	DESCRIPTION
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10/28/2015	4 - FOR ZONING REVIEW
12/10/2015	4 - REVISED FOR ZONING REVIEW

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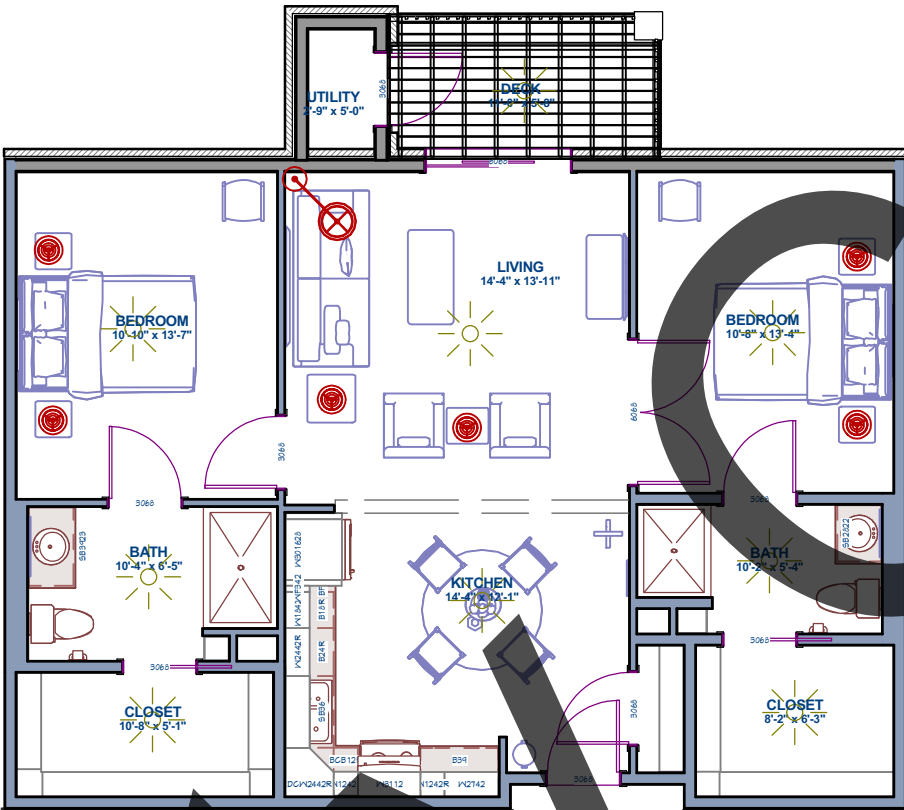
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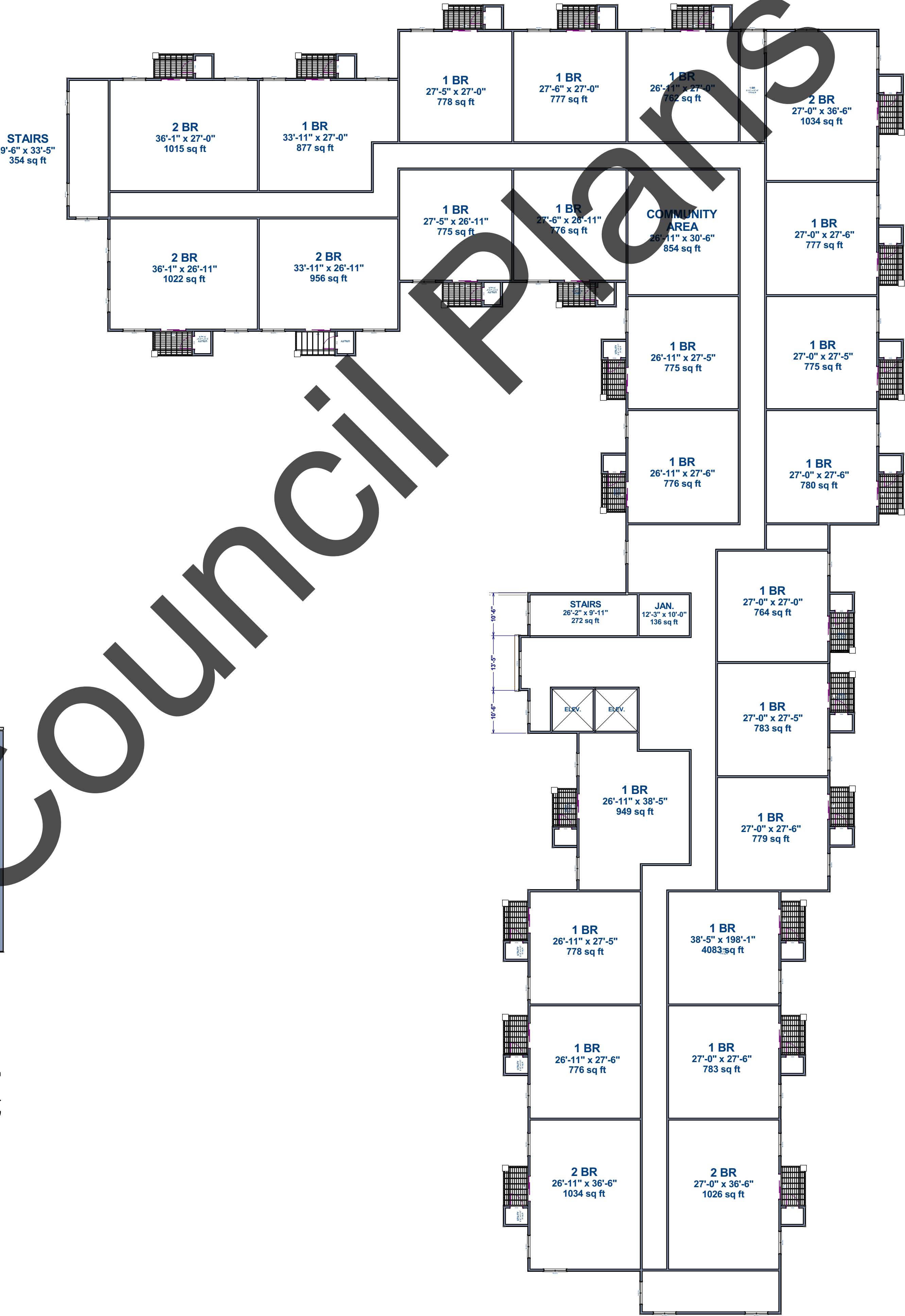
1 BEDROOM APARTMENT

SC: 1/8"



2 BEDROOM APARTMENT

SC: 1/8"



FLOOR PLAN LEVELS 2-4

SC: 1/16"

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Architects & Engineers

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Studio Suite 410

Muskegon, MI 49440

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**WEST ELEVATION**

SC: 3/32"



ROOF PEAK 61'-8"

MIDROOF HT. = 53'-4"

LOWER EAVE HT. = 45'-0"

**SOUTH ELEVATION**

SC: 3/32"

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**EAST ELEVATION**

SC: 3/32"



**NORTH ELEVATION**

SC: 3/32"

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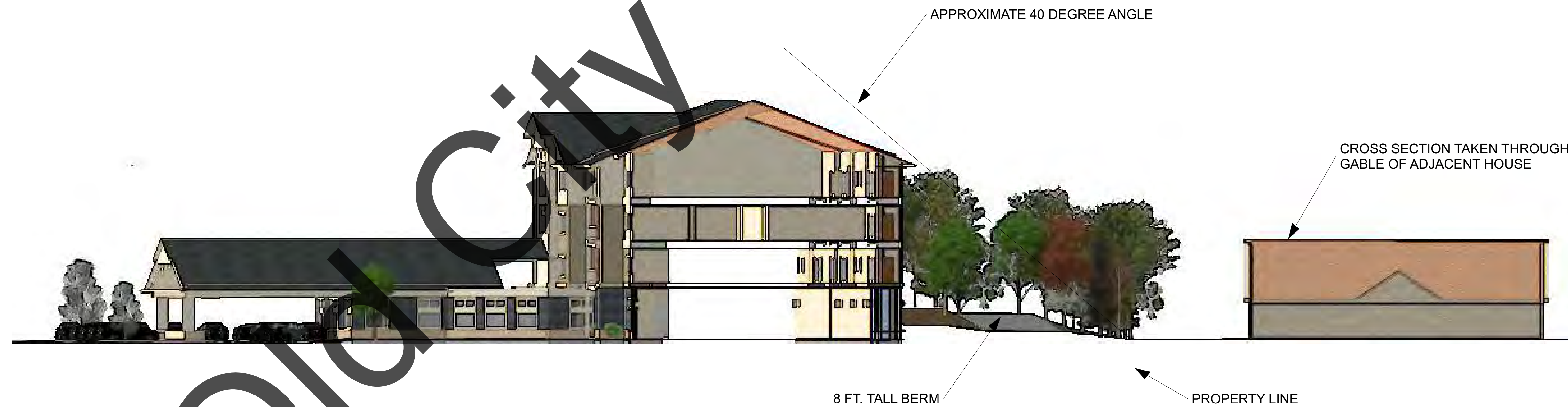
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**VIEW FROM N/E CORNER OF  
ADJACENT PROPERTY**



**SOLAR ANGLE CROSS SECTION STUDY**

SC: 1/16"

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**S/W BIRD'S EYE PERSPECTIVE**



**S/E BIRD'S EYE PERSPECTIVE**

Old City Council Plans

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Architects & Engineers  
316 Morris Avenue  
Studio Suite 410  
Muskegon, MI 49440  
P 231.722.13407  
F 231.722.12589

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**A1.10**





LANDMARK AVENUE

FREEMONT STREET

CITY SIDEWALK

SIDE WALK

SITE ACCESS

WALNUT STREET

EXISTING AREA SITE RETENTION

RING ROAD

PARKING GARAGE

PARKING AREA

DROP OFF

PARKING GARAGE

RING ROAD

APPROX. LINE OF PROPERTY BOUNDARY

EXTRA PARKING AS REQUIRED

ADJACENT RESIDENTIAL AREAS

OPTIONAL SITE ACCESS AS REQUIRED

326

381





**SANITARY CAPACITY BREAKDOWN**  
**GC HOUSING DEVELOPMENT**  
**YORKVILLE, ILLINOIS**  
**January 6, 2016**

Type	Units	Bedrooms	GPD/ Bedroom	GPD	PEAK GPD	PE	GPM
Single Bedroom	57	57	58.00	3,306	14,249	33	9.43
Double Bedroom	18	36	58.00	2,088	8,999	21	6.00
<b>TOTALS</b>		<b>93</b>		<b>5,394</b>	<b>23,248</b>	<b>54</b>	<b>15.43</b>

$$K = \frac{18 + \sqrt{PE / 1000}}{4 + \sqrt{PE / 1000}} = \frac{18 + \sqrt{\frac{54}{1000}}}{4 + \sqrt{\frac{54}{1000}}} = 4.31$$

Note:

GPD/Bedroom based on Water/Sewer Bills from 07/2015 to 12/2015 at similar property

*This document prepared by and after  
Recording return to:*  
Deutsch, Levy & Engel, Chartered  
225 W. Washington Street, Suite 1700  
Chicago, Illinois 60606  
Attn.: Terry L. Engel

### EASEMENT AGREEMENT

This Easement Agreement ("Easement Agreement") is entered into this 27<sup>th</sup> day of December, 2015, by and between Longford Lakes Condominium Association, an Illinois not-for-profit corporation ("Grantor"), and GC Housing Development, LLC, an Illinois limited liability company ("Grantee").

#### RECITALS:

- A. Grantor is the owner of certain real property in Longford Lakes Subdivision, Yorkville, Illinois, and legally described on Exhibit "A" attached hereto and made a part hereof (the "Grantor's Property").
- B. Grantee has the contractual right to purchase approximately 3.42 acres of vacant real property to the immediate south and adjacent to the Grantor's Property, located easterly on the northeast corner of Walnut and Freemont Streets, in Yorkville, Illinois, legally described on Exhibit "B" attached hereto and made a part hereof (the "Grantee's Property").
- C. In connection with the Grantee's intended development of the Grantee's Property as a rent-restricted independent senior living development (the "Project"), Grantee, under all applicable regulatory requirements, is required to meet certain storm water detention requirements in a volume sufficient to serve the storm water detention needs of the Project as completed (the "Needed Capacity").
- D. Grantor owns a detention pond ("Detention Pond") that is located on the Grantee's Property, [as generally illustrated on Exhibit "C" attached hereto and more fully described in the \_\_\_\_\_ Detention Pond Study prepared by \_\_\_\_\_ (the "Drainage Study")], and Grantor is in a position to, and, subject to the expansion of said Detention Pond by Grantee as provided herein, is willing to provide the Needed Capacity in the Detention Pond and is willing to receive the storm water runoff from the Project, in accordance with the terms of this Easement Agreement.



E. The Grantor (as a "Property Owner" and "Pond Owner") and the management, operation and maintenance of the Detention Pond are subject to that certain Stormwater Easement Management, Operation and Declaration, dated as of March 6, 2001, and recorded in the Recorder's Office of Kendall County, Illinois as Document Number 200100003858 (the "Management Agreement").

NOW, THEREFORE, for and in consideration of the premises and Ten Dollars (\$10.00) and other good and valuable consideration as set forth in that certain Option Agreement, dated as of \_\_\_\_\_, 201\_ by and between the Grantor and the Grantee (the "Option Agreement"), which shall be paid by Grantee to Grantor at the time of execution of this Easement Agreement, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Perpetual Easement. Grantor does hereby grant to Grantee (a) a perpetual and non-exclusive easement in and to that portion of the Grantee's Property legally described on Exhibit "D" attached hereto and made a part hereof (the "Easement Property") for the purpose of (i) accessing and expanding the capacity of the Detention Pond to permit the Detention Pond to accept an additional volume of storm water sufficient to satisfy the Needed Capacity; and (ii) for the purpose of expanding, operating, maintaining, monitoring, inspecting, testing and repairing the Detention Pond, as needed (the "Work"); (b) a perpetual and non-exclusive easement for the purpose of discharging Project storm water in a volume of up to the Needed Capacity; and (c) constructing and maintaining the piping and other improvements necessary to allow storm water to flow from the Project and the Grantee's Property into the Detention Pond over, under and across the Easement Property (collectively, the "Detention Pond Easement").

Grantor shall use commercially-reasonable efforts to secure the Consents of the Property Owner(s) and Pond Owner(s) under the Management Agreement to this Easement Agreement within \_\_\_\_\_ (\_\_\_\_) days following the date hereof. Grantee shall reimburse Grantor for any and all costs, fees and expenses incurred in obtaining said consent. In the event said Consents are not secured, Grantee may terminate this Easement by written notice to the Grantor.

2. Costs of Construction and Maintenance of Detention Pond.

(a) Grantee shall bear all costs, expenses and risks arising out of or in any way relating to the expansion/construction of the Detention Pond in a manner that assures that the Needed Capacity shall be available for use by Grantee in the Detention Pond. Grantee shall comply with all terms, conditions and restrictions as set forth in the Management Agreement, along with all permits, rules and regulations, and any other applicable statutes, rules, regulations whether federal, state or municipal, relating to the expansion of the Detention Pond. Upon completion of the Work, Grantee shall deliver an update to the Drainage Study stating that the capacity of the Detention Pond is sufficient to satisfy the storm water for the properties as improved.

(b) Grantor shall retain full control of the Detention Pond and the Easement Property and shall oversee and coordinate all necessary maintenance thereof, with the Grantor's

proportionate share of all costs and expenses of said operating, maintenance and repair under the Management Agreement being shared by both parties. Provided, further, Grantee shall place into escrow, an amount sufficient to cover its allocable portion of said expenses, in an amount and in accordance with the terms and conditions as set forth in the Option Agreement.

(c) Notwithstanding anything to the contrary in subparagraph (b) above, Grantee shall bear all of Grantor's proportionate share of all costs and expenses under the Management Agreement related to the landscaping of the Detention Pond and Easement Property for a period of three (3) years from the date hereof. Following said three (3) year period, the Grantor's proportionate share of all costs and expenses under the Management Agreement relating to the landscaping of the Detention Pond and Easement Property shall be allocated between the parties in proportion to their respective needed capacities. Provided, further, Grantee shall place into escrow, an amount sufficient to cover all of Grantor's proportionate share of its costs and expenses under the Management Agreement related to the landscaping of the Detention Pond and Easement Property for a period of three (3) years from the date hereof, in an amount and in accordance with the terms and conditions as set forth in the Option Agreement.

3. Non-Exclusive Provisions. Grantor reserves the right to use and enjoy the Detention Pond (and the land upon which the same is constructed and maintained) and the Easement Property for any purposes as long as such use and enjoyment does not unreasonably interfere with the rights herein granted to Grantee and as long as the Needed Capacity in favor of Grantee is maintained and made available in the Detention Pond at all times. Subject to the limitations set forth in the preceding sentence, Grantor specifically reserves the right to use, and to convey or transfer to others the right to use, other or additional detention or water storage capacity in the Detention Pond, and the right to expand, enlarge or otherwise modify the Detention Pond (upon which, the Grantor's proportionate share of all costs and expenses under the Management Agreement for the operation, maintenance and repair of the Detention Pond, the Easement Property and related landscaping will be allocated among Grantor, Grantee and such other party benefiting from the Detention Pond and/or the Easement Property). Grantor shall provide Grantee with a drainage study prepared by an engineer selected by Grantor reflecting any proposed modification of the Detention Pond no later than thirty (30) days prior to the start of construction of any such modification to insure that Grantee's rights granted hereunder are preserved.

4. Release for Flooding or Water Quality Issues of Property. Upon the delivery of the updated Drainage Study, Grantor, its successors and assigns, hereby release and hold Grantee harmless from any and all liability or damage caused by the storm water flow or water quality across the Easement Property, which may arise in any manner whatsoever.

5. Effect of Invalidation. If any term or condition of this Easement Agreement is held to be invalid or unenforceable by any court or body with appropriate jurisdiction, the invalidity or unenforceability of such term or condition shall not affect the validity of the remaining terms and conditions of this Easement Agreement.

6. Compliance with Management Agreement. During the term of this Easement Agreement, the parties hereto agree to be bound by, and comply with all terms, conditions,

obligations and restrictions relating to the Detention Pond, as set forth in the Management Agreement.

7. Successors and Assigns. The rights, interests and obligations of Grantee or Grantor under this Easement Agreement may be sold, assigned or transferred by Grantee or Grantor without any approval or consent of the other party to this Easement Agreement. This Easement Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns and shall run with the land affect hereby. This Detention Easement is a covenant running with the land binding on all future owners of the Grantor's Property.

8. Notices. Any notice or other communication by one party to the other hereunder shall be in writing and shall be given and be deemed to have been given, on the date of delivery if delivered by hand delivery, on the day after it is deposited with a nationally recognized overnight delivery services (overnight delivery requested), on the day of mailing if sent by registered or certified mail, or on the date of transmittal if sent by facsimile or email (receipt confirmation received or if no receipt confirmation is received, the date another copy is sent by another method permitted by this section), addressed as follows:

If to Grantor:

Longford Lakes Condominium Association  
c/o Daniel J. Kramer  
1107 A South Bridge Street  
Yorkville, Illinois 60560

If to the Grantee:

GC Housing Development LLC  
343 Wainwright Drive  
Northbrook, Illinois 60062  
Attn.: Jeffrey Crane  
Phone: (847) 291-3400  
Fax: (847) 291-1691

9. Default. In the event there is a breach by Grantor with respect to any of the provisions of this Easement Agreement or its obligations under it, including preservation of Grantee's rights to its Needed Capacity and maintenance of the Detention Pond, Grantee shall give Grantor written notice of such breach. After receipt of such written notice, Grantor shall have forty-eight (48) hours in which to cure any such breach, if such breach constitutes an emergency, or ten (10) days if such breach does not constitute an emergency. Should Grantor fail to cure such breach, upon expiration of the cure period afforded above, in addition to any remedy which may be available to Grantee at law or in equity, including the right to seek reasonable attorneys' fees and court costs, Grantee shall have the right to enter upon the Grantor's Property and make such modifications to the Detention Pond to provide the Needed Capacity or otherwise take any and all such necessary actions necessary to cure such breach, and seek reimbursement from Grantor for any and all expenses reasonably related to curing the breach. In the event of Grantee's default under this Easement Agreement, Grantor shall give Grantee written notice of such

breach. After receipt of such written notice, Grantee shall have forty-eight (48) hours in which to cure any such breach, if such breach constitutes an emergency, or ten (10) days if such breach does not constitute an emergency. Should Grantee fail to cure such breach, upon expiration of the cure period afforded above, Grantor will be entitled to seek any remedy which may be available to Grantor at law or in equity, including the right to seek reasonable attorneys' fees and court costs.

10. Effective Date. Notwithstanding anything contained herein to the contrary, this Easement Agreement and the rights and obligations of each party hereunder, shall be effective upon the acquisition of the Grantee's Property by the Grantee. In the event that the Grantee's Property is not acquired by the Grantee on or before December 31, 2016, then this Easement Agreement shall, without further action of any party, automatically terminate and thereafter be null and void and of no further force or effect and neither party shall have any further rights or obligations hereunder or with respect to the Detention Pond Easement. In the event that this Easement Agreement shall expire or terminate and Grantee shall not have acquired the Grantee's Property, Grantee shall execute, acknowledge and deliver to Grantor a recordable quitclaim deed or any other instrument reasonably requested by Grantor for the release of this Easement Agreement and otherwise indicating the termination of Grantee's rights hereunder and with respect to the Detention Pond Easement. Further, notwithstanding anything contained herein or therein to the contrary, this Easement Agreement shall not become effective unless and until (i) the other "Property Owners" and "Pond Owners" (as such term is defined in the Management Agreement) consent to this Easement Agreement; and (ii) if necessary, Grantor, Grantee and the other Property Owners and Pond Owners enter into an amendment to the Management Agreement evidencing Grantee's rights and obligations with respect to the Detention Pond as set forth in this Easement Agreement (or, alternatively, Grantee enters into a "Joinder" to become a party to the Management Agreement on terms acceptable to Grantee).

11. Choice of Law, Jurisdiction and Venue. This Easement Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Illinois. Each of the parties hereto hereby irrevocably and unconditionally submits, for itself and its property, to the exclusive jurisdiction of any court of the State of Illinois located in Cook County, Illinois or federal court of the United States of America sitting in the Northern District of Illinois and any appellate court from any of such courts, in any actions arising out of or relating to this Easement Agreement and any transactions contemplated hereby for recognition or enforcement of any judgment relating thereto.

12. No Waiver. The failure of either Grantor or Grantee to insist upon the performance of any of the terms and conditions of this Easement Agreement, or the waiver of any breach of any of the terms and conditions of this Easement Agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

13. Entire Agreement. This Easement Agreement constitutes the sole and entire agreement and understanding between and amongst the parties, there being no other promises, contracts, representations, warranties or other statements between or amongst them not expressly set forth in this Easement Agreement and any and all promises, contracts, representations, warranties and

other statements, written or oral, made between or amongst the parties hereto prior to the execution hereof are hereby canceled and superseded and shall be of no further force or effect.

14. Modification of Agreement. No change or modification of this Easement Agreement shall be valid unless the same is in writing and signed by both parties hereto.

15. Authorization to Sign. The parties hereto each represent and warrant that all necessary signatures and consents to enter into this Easement Agreement and to assume and perform the obligations hereunder have been duly and properly obtained.

16. Counterpart Signatures. This Easement Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

(Signature Page Follows)

IN WITNESS WHEREOF, the parties hereto have executed this Easement Agreement on the day and year first above stated.


GRANTOR:

Longford Lakes Condominium  
Association, an Illinois not-for-profit  
corporation

By:

Name:

Its:

  
Darin Peterson  
President

GRANTEE:

GC Housing Development, LLC, an Illinois limited  
liability company

By:

Name:

Its:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



STATE OF ILLINOIS       )  
  )  
COUNTY OF Kendall       )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Danish Petersen, the President of Longford Lakes Condominium Association, an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as her/his own free and voluntary act and as the free and voluntary act of said not-for-profit corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, as of the 23rd day of December, 2015.



[Signature]  
Notary Public

Commission expires: 10/27/15

STATE OF ILLINOIS       )  
  )  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that \_\_\_\_\_, the \_\_\_\_\_ of GC Housing Development, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as her/his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, as of the \_\_\_\_\_ day of \_\_\_\_\_, 201  .

\_\_\_\_\_  
Notary Public

Commission expires: \_\_\_\_\_

**Exhibit “A”**  
**Grantor’s Property**

[to be attached]



**Exhibit “B”  
Grantee’s Property**

[to be attached]

**Exhibit “C”  
Detention Pond**

[to be attached]

**Exhibit “D”  
Easement Property**

[to be attached]

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF KANE            )

## AFFIDAVIT OF TITLE

JUDE REAL ESTATE, LLC, an Illinois Limited Liability Company, being first duly sworn on oath states that it is the true and lawful owner as shown by the Land Records of Kane County, Illinois, of the premises commonly known as 1250 S. Broadway, Montgomery, Illinois 60538, and legally described as follows:

THAT PART OF LOT 24 OF H.H. EVANS' SUBDIVISION OF LOT G OF W.T. ELLIOTT'S FARM IN THE NORTH ½ OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 24, 60 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 24, 44 FEET; THENCE WESTERLY 232 FEET ALONG A LINE MAKING AN ANGLE OF 88 DEGREES 57 MINUTES WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTH TO WEST, TO A POINT HEREINAFTER DESIGNATED AS POINT "A"; THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED LINE EXTENDED 169.5 FEET TO THE EASTERLY LINE OF THE AURORA AND MONTGOMERY ROAD FOR THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE 169.5 FEET TO THE POINT DESIGNATED AS POINT "A", AFORESAID; THENCE SOUTHERLY 167 FEET ALONG A LINE MAKING AN ANGLE OF 79 DEGREES 10 MINUTES WITH THE LAST DESCRIBED LINE, MEASURED FROM WEST TO SOUTH, TO THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE WEST ALONG SAID SOUTH LINE, 230.85 FEET TO THE EASTERLY LINE OF THE AURORA AND MONTGOMERY ROAD, AFORESAID; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED TO THE CORPORATION OF MONTGOMERY VILLAGE, FOR USES AND PURPOSES OF A STREET OR ROAD, BY DEED DATED APRIL 11, 1898 AND RECORDED AUGUST 16, 1898 IN BOOK 383, PAGE 113 AS DOCUMENT 35716) IN THE VILLAGE OF MONTGOMERY, KANE COUNTY, ILLINOIS.

That at no time within the past two years has any work been done or labor or materials been furnished in connection with or to the said premises, or for the improvement of the same, except such material, work, labor and services as have been fully and completely paid for, except as follows:

NONE.

and that there is no indebtedness to any one for any material, work, labor or services done to or upon or in connection with said premises, except as above stated, and that no claim exists on this day against said premises for any material, work, labor or services out of which a mechanic's lien could ripen against said premises by the filing of a lien in the proper office therefor.

That there is no agreement or contract for the conveyance of said premises or for the leasing of the same, or any writing whatsoever affecting the title to said premises, which are not of record as of this day, except as follows:

NONE.

That the undersigned are in full and complete possession of said premises except that N/A is in possession of said premises as a tenant or under contract for deed for the conveyance of same under the following terms:

NONE.

This Affidavit is made for the purposes of inducing FNBC BANK AND TRUST formerly known as STATE BAN OF ILLINOIS, as Trustee under Trust No. 101428 to purchase the subject real estate and to assure that there are no liens upon said premises except as above stated.

JUDE REAL ESTATE, LLC,  
An Illinois Limited Liability Company

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

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

**OWNER AUTHORIZATION**

To: City of Yorkville, Illinois

Re: Application for any Zoning Entitlements required, including, but not limited to, map amendment (rezoning), variance and subdivision for a Senior Housing Development ("**Project**"); Walnut Street approximately 115 feet east of Freemont St., Yorkville, Illinois, PIN Nos. 02-28-326-006 and 02-28-326-002 ("**Property**")

The undersigned, Longford Lakes Condominium Homeowner's Association, an Illinois not-for-profit corporation ("**Owner**"), hereby authorizes GC Housing Development, LLC ("**Applicant**"), and Rathje & Woodward, LLC, as attorneys, to execute all necessary petitions and other documents and to attend and give testimony at all public hearings and meetings on behalf of Owner and Applicant before the Corporate Authorities of the City of Yorkville, Illinois ("**City**"), and such of its appointed boards and committees as may be necessary and appropriate, with respect to the above referenced Project pertaining to the above referenced Property owned by R. Daniel Conlon, Bishop of the Roman Catholic Diocese of Joliet, as successor trustee dated December 31, 1949 and known as the Roman Catholic Diocese of Joliet Trust. Owner owns the property adjacent to the Project known as lots 11, 12 and 13 in Longford Lakes Subdivision, City of Yorkville, being a subdivision of Section 28, Township 37 north, range 7 east of the Third Principal Meridian, according to the Plat thereof recorded April 16, 2003 as document #200300012398 in Kendall County, Illinois ("**Townhome Property**"). Applicant has leased the Townhome Property and proposes to locate an entrance road and sidewalks on the Townhome Property to access the Project.

This authorization shall remain in force and effect unless and until expressly terminated by written notice given by Owner to the City of Yorkville.

Dated this 23rd day of December, 2015.

**Longford Lakes Condominium Homeowner's  
Association, an Illinois not-for-profit corporation,**

By: [Signature]  
Print Name: Darin Peterson  
Title: President

Signed and sworn to before me  
this 23rd day of December, 2015.

[Signature]  
Notary Public



MEMORANDUM TO: Jeff Crane  
GC Housing Development LLC

FROM: William R. Woodward  
Senior Consultant

Luay R. Aboona, PE  
Principal

DATE: January 5, 2016

SUBJECT: Site Access and Parking Summary Evaluation  
Anthony Place Apartment Development  
Yorkville, Illinois

## **Introduction**

This memorandum summarizes the results of a summary site access and parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Anthony Place senior living apartment development to be located in the northeast quadrant of Freemont Street and Walnut Street in Yorkville, Illinois. The site is bounded by multi-family residential/Landmark Drive to the north, Walnut Street to the south, multi-family residential/Freemont Street to the west, and residential to the east. The site is currently undeveloped.

## **Development Plan**

The plans call to develop the site to include a 75-unit, age-restricted senior living apartment development with 115 off-street parking spaces. The parking garage on the first level will provide 75 parking spaces (one parking space per unit), and the remaining 40 parking spaces will be on a surface parking lot on the west side of the development.

## **Development Access**

Two access driveways are proposed for this development and are described as follows.

Full Access and Freemont Street. This full access will intersect Freemont Street in alignment with Dalton Avenue becoming the fourth/east leg to this existing T-intersection. The access driveway will be the main access serving the development and will provide one lane inbound and one lane outbound. The outbound lane will be under stop sign control. Freemont Street will remain under freeflow traffic conditions. High-visibility crosswalks are recommended across Dalton Avenue and across the access driveway to connect the existing sidewalks in the area and enhance pedestrian mobility within the neighborhood. No roadway improvements are proposed or needed on Freemont Street or Dalton Avenue to accommodate the proposed access driveway.

Emergency Access and Walnut Street. This access driveway will intersect Walnut Street from the north, at the east end of the site. The access will be gated and will be for emergency access only.

### **Estimated Development Traffic Generation**

The estimates of traffic to be generated by the development are based upon the proposed land use type and size. The volume of traffic generated was estimated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9<sup>th</sup> Edition.

**Table 1** tabulates the total trips anticipated from this proposed development for the weekday morning and weekday evening peak hours, in addition to the weekday daily traffic.

Table 1  
ESTIMATED PEAK HOUR TRAFFIC VOLUMES

Land-Use	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour		Weekday Daily (24-Hour)	
	In	Out	In	Out	In	Out
Age-Restricted Senior Attached Housing – 75 Units (LUC 252)	5	10	11	9	123	123

### **Site Access Evaluation**

The proposed access driveway allowing full movements on Freemont Street will ensure that adequate access is provided to serve the proposed development. As shown in Table 1, this development will generate a low volume of traffic during the weekday peak hours and will have a low impact on the surrounding roadway network. Given the low volumes of traffic to be generated by the development, the existing two-lane residential roadways along Freemont Street and Dalton Avenue will be sufficient to accommodate the proposed access driveway and the projected traffic volumes. No roadway improvements on Freemont Street or Dalton Avenue are proposed or recommended in conjunction with the proposed development.

### **Parking**

The development proposes a total of 115 off-street parking spaces. These proposed 115 parking spaces are more than adequate to accommodate peak parking demand based on the following.

- According to Section 10-16-3 of the Yorkville Zoning Code, 0.5 spaces per dwelling unit are needed for an age-restricted residential development such as the proposed development, thereby requiring a total of 38 parking spaces.



- Based on published data by ITE (“Parking Generation”, 4<sup>th</sup> Edition), the average parking demand for age-restricted developments is 0.59 spaces per dwelling unit, or 43 parking spaces.

Given these two parking sources, the proposed 115 off-street parking spaces are more than adequate to accommodate the peak parking demand.

## **Conclusion**

Based on the proposed development plan and the preceding evaluation, the following preliminary conclusions and recommendations are made.

- The proposed age-restricted apartment development will have a low traffic impact on the surrounding roadway network given the low volume of traffic it is projected to generate.
- No roadway improvements are recommended or needed on Freemont Street or Walnut Street in conjunction with the proposed development.
- The main access driveway on Freemont Street in alignment with Dalton Avenue will provide one lane inbound and one lane outbound under stop sign control. This access will be adequate to accommodate the proposed low volume of turning movement traffic during peak hours.
- The proposed access driveway on Walnut Street will be gated and restricted to emergency access only.
- High-visibility crosswalks are recommended across Dalton Avenue and across the proposed access driveway to connect the existing sidewalk system and further enhance pedestrian mobility within the residential neighborhood.
- The proposed 115 off-street parking spaces are more than adequate to satisfy the Yorkville Zoning Code. Further, ITE parking information also shows that the 115 parking spaces are adequate to satisfy peak parking demands.

## Chris Heinen

---

**From:** Brad Sanderson [bsanderson@eeiweb.com]  
**Sent:** Wednesday, January 06, 2016 7:33 AM  
**To:** Chris Heinen  
**Subject:** RE: Site Access and Parking Memo - Yorkville

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Chris,

We have reviewed. The analysis seems reasonable.

No additional comments from us.

**Brad**

---

**From:** Chris Heinen [mailto:cheinen@yorkville.il.us]  
**Sent:** Tuesday, January 05, 2016 12:59 PM  
**To:** Brad Sanderson  
**Subject:** FW: Site Access and Parking Memo - Yorkville

Please review the attached Parking Study.

Chris Heinen  
Planner  
United City of Yorkville  
800 Game Farm Road  
Yorkville, IL 60560  
Direct: (630) 553-8574  
Fax: (630) 553-3436  
[www.yorkville.il.us](http://www.yorkville.il.us)

---

**From:** Dawn Camp [<mailto:dcamp@craneconstruction.com>]  
**Sent:** Tuesday, January 05, 2016 12:57 PM  
**To:** Chris Heinen; Krysti Barksdale-Noble  
**Cc:** Jeffrey D. Crane; Andrew Block  
**Subject:** Site Access and Parking Memo - Yorkville

Chris/Krysti:

Attached is the Site Access and Parking Memorandum for the Anthony Place Yorkville development.

Please let me know if you need anything further.

Thanks-

Dawn Camp



343 Wainwright Drive  
Northbrook, IL 60062  
[www.cranconstruction.com](http://www.cranconstruction.com)  
847.564.7376 office  
847.421.1525 cell  
847.291.1691 fax

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December 16, 2015

Mr. Jeff Crane  
GC Housing Development LLC  
343 Wainwright Drive  
Northbrook, Illinois 60062

RE: Yorkville Consulting Services

Dear Mr. Crane:

Development Strategies is pleased to present the following report to provide your development team with consulting services relating to the rezoning of the proposed site of a senior housing facility at Freemont and Walnut streets in Yorkville, Illinois. These services have been requested to address the concern of immediate neighbors that the proposed use may have a negative impact on their home values.

We have compiled assessment data from single-family homes adjacent three similar senior living facilities in to provide insight into their impact on nearby property values. In each instance, there was no significant difference in the assessed values of homes bordering a senior facility and those of similar size, age, and construction that are not adjacent the facility. We have also compared the sales of a limited number of homes that are adjacent senior housing to those that are not adjacent. While an insufficient number of recent sales were available to draw a significant conclusion, the small number of cases available show no measurable difference based on proximity to senior housing.

The proposed development will be of high quality and, similar to other properties completed by the development team, incorporate exterior materials and features that maintain the residential feel of the neighborhood. Following our analysis, we have concluded that the development will have no negative impact on the assessed values of adjacent properties. The attached report explores our methodology at greater length and includes relevant parcel data provided by the Kendall County Assessment Office.

Development Strategies appreciates the opportunity to assist you with this report. Should you or your associates have any questions, please call. We will be glad to hear from you.

Yours very truly,



Brad Beggs, MA

## INTRODUCTION

The purpose of this report is to provide consulting services related to the rezoning of the 3.2-acre site at the northeast corner of Fremont and Walnut streets in Yorkville from single-family to multi-family use to permit the development of a new senior housing facility. These services have been requested to address the concerns of immediate neighbors that the proposed use may have a negative impact on their home values. As part of this report, we have assessed the residential qualities of the proposed development and investigated the sales prices and assessed values of properties adjacent to similar senior housing properties in Kendall County.



## APPROPRIATENESS OF PROPOSED USE

The subject site is located in a largely residential area of north Yorkville and is bordered by single-family homes to the east and attached townhomes to the west and northeast. Walnut Street borders the site to the south followed by a large church, and a retention pond north of the site separates it from Landmark Avenue and a grocery store. The site lacks visibility from nearby thoroughfares, but maintains very good access to Bridge Street (0.2 mile west) and Landmark Avenue (0.1 mile north). Walnut and Fremont streets are unmarked residential drives and uses adjacent the site are not compatible with commercial or retail development. However, single- or multiple-family housing are appropriate given the site's location and size.

The site is currently zoned for single-family use. Homes to the immediate east were built between the late 1980s and early 1990s, while a newer single-family homes are concentrated east of McHugh Road (0.2 mile). There has been little to no residential construction over the past decade, and home values in the area fell considerably during the recession. Data from the Kendall County assessor highlights a decrease of 20 to 25 percent in the sales prices of homes located within two blocks of the subject between 2004 and 2014, and a number have gone into foreclosure. Taking this into consideration, demand is currently diminished for new single-family construction.

The developer has proposed the construction of a four-story affordable senior apartment property that would require a change of the site's single-family zoning to permit multi-family use. While the project would be considerably denser than existing residential development in the area, its scale and setback would remain consistent with surrounding uses. Other senior properties completed by the development team have incorporated exterior materials that are similar to surrounding homes, as well as additional architectural features such as brick veneer and Juliet balconies on some units. Incorporating a number of interior parking spaces minimizes the visual impact of a

surface parking lot and maintains the residential feel of the neighborhood, while a landscape berm along the eastern edge of the site will provide a barrier between the development and nearby homes.

Diversifying the local housing stock can have significant community benefits as well. As seniors age and maintenance of the larger single-family homes common to the area becomes increasingly burdensome, demand will continue to increase for a more manageable housing option. Senior apartments provide a transitional step between single-family homes and supportive residential communities such as assisted living or memory care. Further, senior housing can be a key component of a larger strategy to incorporate a greater number of multi-family units into the local housing stock to help smooth the effects of significant shifts in the single-family market.

## **IMPACT ON NEIGHBORING PROPERTY VALUES**

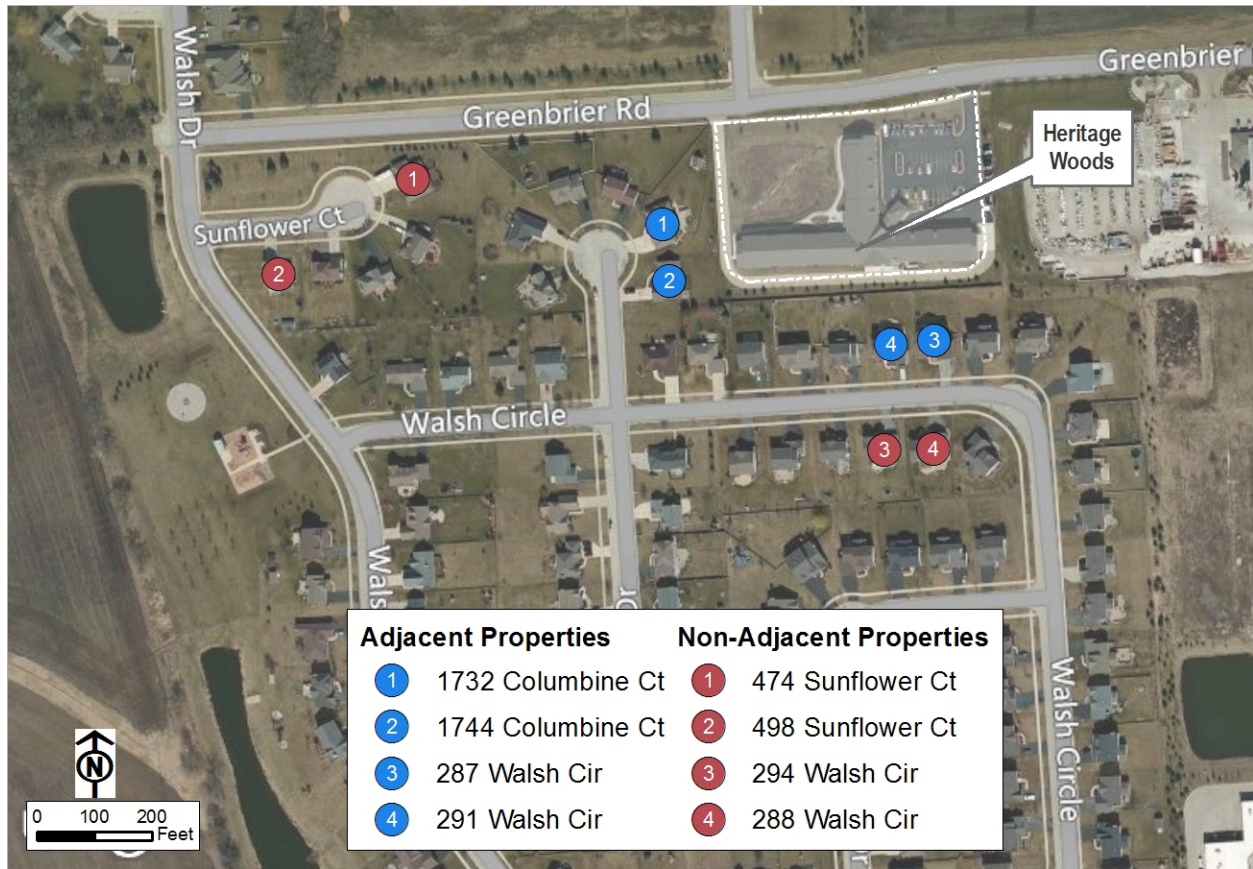
Affordable housing communities can be divisive at the neighborhood level and raise concerns regarding the potential for decreased property values for nearby parcels in largely single-family areas. However, research can provide some quantitative insight into the value impact, or lack thereof, of similar projects throughout Kendall County. While no senior apartment properties identical to the subject proposal exist, we have selected three high-quality senior living options that are most similar to the subject in terms of construction and size.

**Heritage Woods of Yorkville** is an assisted living facility located approximately two miles south of the subject site along Greenbriar Road. The facility is located on an approximately 3.8-acre parcel that includes a large surface parking lot along its northeast edge. The building contains two to three stories and is bordered to the west and south by a large residential subdivision that contains three-bedroom and four-bedroom single-family homes ranging in size from about 1,500 to 3,000 square feet. Homes in the neighborhood were generally developed between 2000 and 2006 and are similar in design and construction, with a combination of vinyl siding and brick veneer exteriors and attached two-car garages.

We have first compared the 2015 assessments of eight properties in the neighborhood. Four properties are located along the northern edge of the subdivision and include backyards facing the fire lane that surrounds Heritage Woods, while the four remaining properties are also located within the northern portion of the subdivision, but do not border the assisted living facility. In order to isolate any location factor present within the assessment, we have selected properties that are as similar as possible with regard to size, age, and number of bedrooms.

These assessments are summarized in the map and table below.





### Summary of Nearby Assessed Values- Heritage Woods of Yorkville

Address		Year Built	Building Type	2015 Total Assessed Value		Interior (SF)	Assessed Value/SF	Land (SF)	Assessed Value/SF
				Building	Land				
1732 Columbine Ct.	Adjacent	2002	3-BR/3-Ba	\$55,803	\$12,612	2,228	\$25	20,800	\$0.61
474 Sunflower Ct.	Non-adjacent	2000	3-BR/3-Ba	\$51,528	\$12,524	2,054	\$25	22,400	\$0.56
1744 Columbine Ct.	Adjacent	2002	3-BR/3-Ba	\$49,575	\$11,848	1,410	\$35	14,100	\$0.84
498 Sunflower Ct.	Non-adjacent	2002	3-BR/3-Ba	\$45,242	\$12,582	1,666	\$27	17,400	\$0.72
287 Walsh Cir.	Adjacent	2006	4-BR/4.5-Ba	\$66,864	\$12,705	2,956	\$23	12,000	\$1.06
294 Walsh Cir.	Non-adjacent	2005	4-BR/4.5-Ba	\$65,579	\$12,023	2,890	\$23	11,900	\$1.01
291 Walsh Cir.	Adjacent	2004	4-BR/3.5-Ba	\$63,604	\$13,301	3,150	\$20	12,000	\$1.11
288 Walsh Cir.	Non-adjacent	2004	4-BR/4.5-Ba	\$63,501	\$12,384	3,183	\$20	12,000	\$1.03

Data from the office of the Kendall County Assessor indicates no significant difference between the assessments of properties located adjacent Heritage Woods and others within the same neighborhood, although the assessments vary based on lot and building size. Smaller lots along Walsh Circle are assessed at approximately \$1.00 per square foot, while larger, irregular-shaped lots along cul-de-sacs were assessed lower per square foot. Homes were generally assessed between \$20 and \$25 per square foot, although the smallest property selected—which also borders Heritage Woods—was assessed at \$35 per square foot.

In order to provide a second measure of the market's sensitivity to nearby senior housing, we have investigated the sales prices of properties within the neighborhood over the past several years. However, only one home bordering Heritage Woods has sold in that time.

We have compared this property to three properties of similar size and construction that have sold in the same span in the map and table below.



### Summary of Nearby Sales

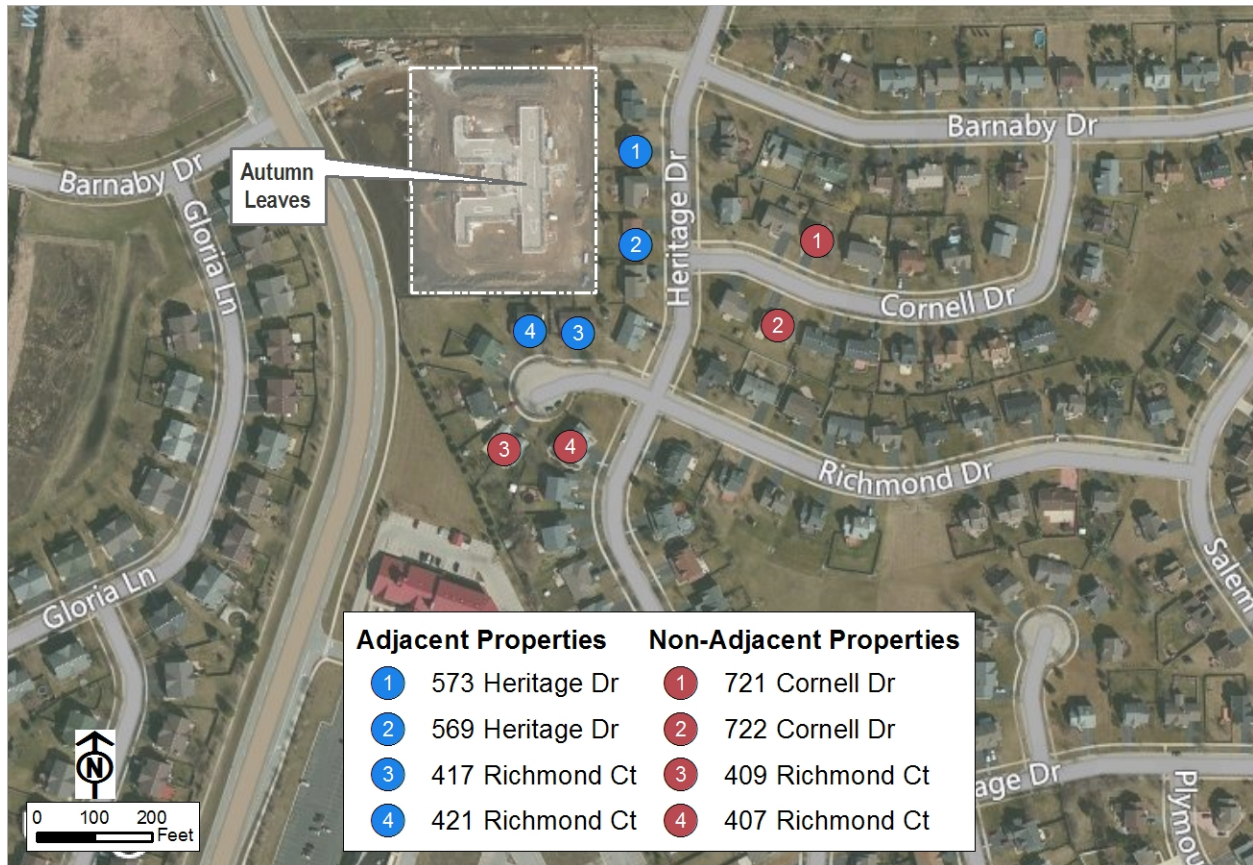
Address	Building Type	Year Built	Date of Sale	Sale Price	Interior SF	Price/SF
<b>Adjacent Parcel</b>						
301 Walsh Cir.	4-BR/2.5 Ba	2005	5/30/2013	\$221,000	2,990	\$74
<b>Non-adjacent Parcels</b>						
256 Walsh Cir.	5-BR/3.5-Ba	2004	12/13/2013	\$215,000	3,110	\$69
1893 Walsh Dr.	4-BR/2-Ba	2004	12/11/2012	\$175,000	2,511	\$70
1876 Aster Dr.	4-BR/2.5-Ba	2003	11/14/2013	\$210,000	2,800	\$75

The property's selling price of \$74 per square foot is within the range of similar homes in the area that sold over the same period. All of the properties were built between 2003 and 2005 and contained four or five bedrooms, although one property was about 400 feet smaller than the subject. While an insufficient number of transactions occurred to completely discount a location factor, the limited amount of available sales data does not suggest a strong negative trend.



We have also investigated residential assessments nearby two other assisted living facilities located in Oswego in northeastern Kendall County. **Autumn Leaves of Oswego** is located just east of Douglas Road near Route 34. The facility is bordered to the east by single-family homes, with some attached townhome units located to the south.

Similar to the previous example, we have summarized several pairs of assessments in the map and table below.



**Summary of Nearby Assessed Values- Autumn Leaves Oswego**

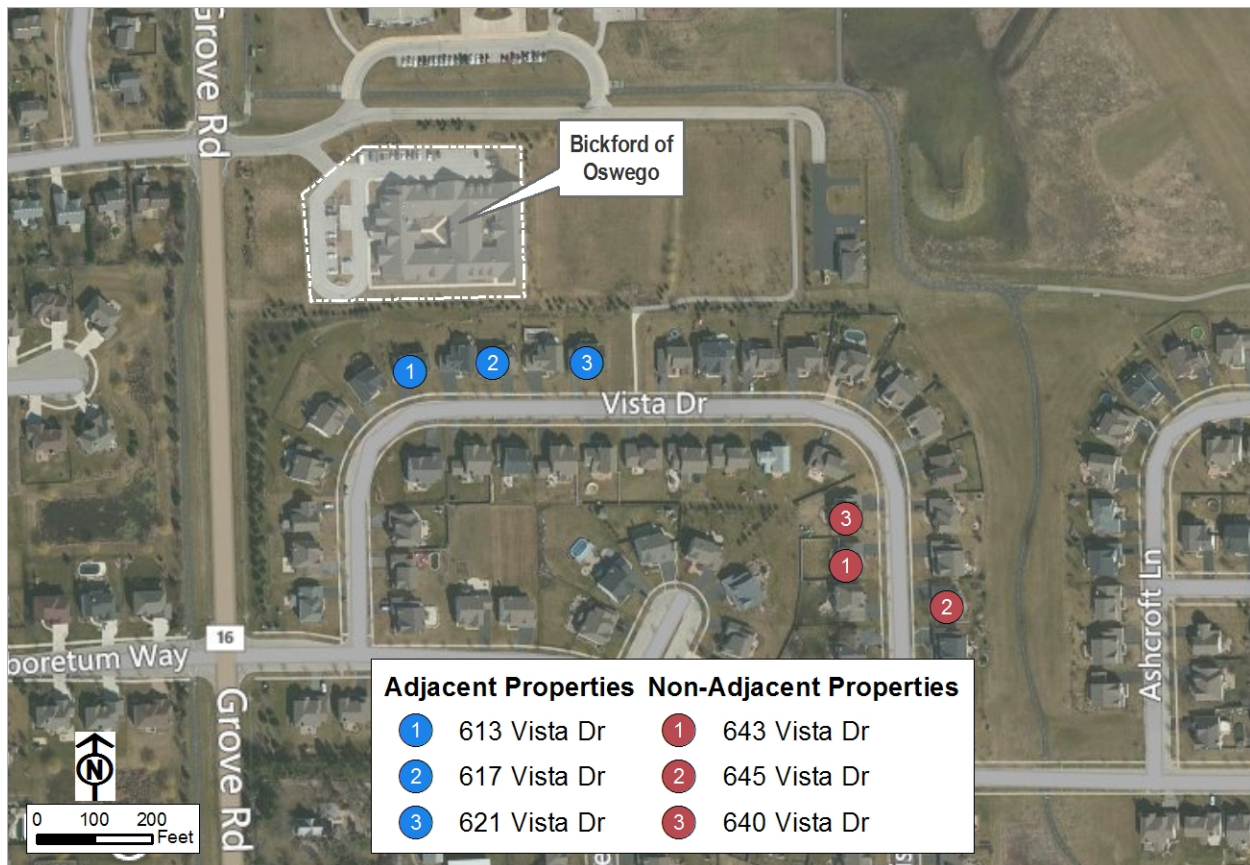
Address		Year Built	Building Type	2015 Total Assessed Value		Interior (SF)	Assessed Value/SF	Land (SF)	Assessed Value/SF
				Building	Land				
573 Heritage Dr.	Adjacent	1999	3-BR/2-Ba	\$46,567	\$15,481	1,617	\$29	9,028	\$1.71
721 Cornell Dr.	Non-adjacent	1999	3-BR/2-Ba	\$46,287	\$15,481	1,618	\$29	9,095	\$1.70
569 Heritage Dr.	Adjacent	1999	3-BR/2-Ba	\$41,132	\$15,481	1,395	\$29	9,028	\$1.71
722 Cornell Dr.	Non-adjacent	1998	3-BR/2-Ba	\$45,982	\$15,481	1,463	\$31	8,900	\$1.74
417 Richmond Ct.	Adjacent	2001	2-BR/1.5-Ba	\$33,977	\$9,545	1,252	\$27	5,445	\$1.75
409 Richmond Ct.	Non-adjacent	2001	2-BR/1.5-Ba	\$33,796	\$9,545	1,251	\$27	5,665	\$1.68
421 Richmond Ct.	Adjacent	2001	2-BR/1.5-Ba	\$28,670	\$9,545	1,060	\$27	5,165	\$1.85
407 Richmond Ct.	Non-adjacent	2000	2-BR/1.5-Ba	\$29,531	\$9,545	1,060	\$28	5,350	\$1.78

Assessments are highly consistent across the selected properties, with an identical assessment of \$15,481 for single-family lots and \$9,545 for townhome lots. All of the properties were built between 1998 and 2001, and were

assessed between \$27 and \$31 per interior square foot. No recent sales data was available for homes bordering Autumn Leaves.

The **Bickford of Oswego** is a similar assisted living facility located along Grove Road about one-half mile south of Plainfield Road. An elementary school borders the site to the north, while single-family homes border it to the south.

Assessments in the neighboring subdivision are summarized in the following map and table.



### Summary of Nearby Assessed Values- Bickford of Oswego

Address		Year Built	Building Type	2015 Total Assessed Value		Interior (SF)	Assessed Value/SF	Land (SF)	Assessed Value/SF
				Building	Land				
613 Vista Dr.	Adjacent	2005	4-BR/2.5-Ba	\$62,133	\$20,155	2,771	\$22	12,750	\$1.58
643 Vista Dr.	Non-adjacent	2004	4-BR/2.5-Ba	\$64,446	\$20,155	2,796	\$23	10,090	\$2.00
617 Vista Dr.	Adjacent	2004	3-BR/2.5-Ba	\$64,385	\$20,155	2,735	\$24	10,050	\$2.01
645 Vista Dr.	Non-adjacent	2003	3-BR/2.5-Ba	\$61,544	\$20,155	2,747	\$22	9,225	\$2.18
621 Vista Dr.	Adjacent	2004	4-BR/2.5-Ba	\$72,752	\$20,155	3,386	\$21	11,122	\$1.81
640 Vista Dr.	Non-adjacent	2003	4-BR/2.5-Ba	\$70,740	\$20,155	3,238	\$22	12,875	\$1.57

All of the selected lots were assessed at \$20,155, while interior square footage was assessed nearly as uniformly between \$21 and \$24 per square foot. No recent sales data was available for homes bordering the Bickford.



## FIRM PROFILE



Development Strategies provides economic and market research, strategic and land use planning, counseling, and valuation services.

With our mission to provide sound strategic guidance in real estate, community, and economic development, we have assembled a team of experts that work collaboratively to find the best solution. The varied backgrounds of our team is appropriate for the diversity of our clients, which range from for-profit to non-profit, small businesses to major corporations, local governments to federal agencies, and foundations and institutions of all types.

The foundation of our services is quality research and analysis. Our effort is placed in applying market reality to an optimistic future, resulting in wise investment of our clients' resources. The depth and range of our collective knowledge and experience provide great value to clients in achieving effective implementation of their visions, plans, and strategies.

Development Strategies was founded in 1988 by the core consulting staff of a predecessor firm. Our professionals hold various graduate degrees in business administration, urban and regional planning, architecture, urban affairs, community planning, economics, geography, real estate development, geographic information systems (GIS), and urban design. To enhance the depth and range of services to our clients, we frequently partner on project teams that include architects, landscape architects, urban designers, developers, engineers, attorneys, social workers, and other specialists.

## REAL ESTATE DEVELOPMENT SERVICES

- Market Analysis and Strategies
- Highest & Best Use Studies
- Site Evaluation & Selection
- Land Use Planning Project Programming
- Valuations and Appraisals
- Subsidy Analysis and Valuations
- Financial Feasibility Analysis
- Development Concept Evaluation
- Plan and Design Review

## COMMUNITY DEVELOPMENT SERVICES

- Redevelopment Planning
- Neighborhood/District/Corridor Planning
- Downtown Revitalization Strategies
- Housing Surveys and Strategic Planning
- Community and Stakeholder Engagement
- Needs & Capacity Analysis
- Fiscal & Economic Impact Assessments
- Cost/Benefit and Community ROI Analysis
- Development Guidelines & Regulations
- Site Acquisition Strategies

## ECONOMIC DEVELOPMENT SERVICES

- Gap Funding and Incentives Analysis
- Economic & Fiscal Impacts Assessments
- Business Retention/Attraction/Creative Strategies
- Location & Business Climate Analysis
- Industry Targeting & Cluster Analysis
- Facilitated Strategic Planning
- Development Incentives Audits
- Business Organizational Structure



## CAREER SUMMARY AND BACKGROUND

Brad is principal-in-charge of Development Strategies' real estate consulting division and also leads the firm's appraisal practice. With education in architecture, business, and construction management—in addition to 25 years' tenure with Development Strategies—he brings a high level of expertise and credibility to each project.

He is a recognized expert in real estate valuation and has provided testimony in a variety of cases where the accurate value of property has been an issue. The valuations provided for these cases are easy to defend, as Brad uses his experience and the resources of Development Strategies to build a strong case for his conclusions.

## EDUCATION

Master of Business Administration  
Washington University  
Olin School of Business, 1991

All coursework completed and examinations passed for Master of Construction Management  
Washington University  
Sever Institute of Engineering

Bachelor of Arts, Architecture  
Washington University  
School of Architecture, 1990

His knowledge of the national real estate market has been a valuable asset that the firm has used in many consulting assignments. Brad has conducted or lent his experience to a wide variety of appraisals, market analyses, feasibility studies, highest and best use analyses and other projects requiring economic research and data analysis. He is an approved appraiser and market analyst for many lending institutions, state and local housing agencies, and the United States Department of Housing and Urban Development (HUD).

Brad acknowledges the great value and efficiency technology affords our industry and he is responsible for ensuring Development Strategies' computer network and information systems assist our professionals in making the best use of their time and resources. He was instrumental in creating a full time staff position for a Geographic Information Systems (GIS) professional who now assists with nearly every project handled by the firm.

## EXPERIENCE

Brad has been involved with various market and investment value appraisal assignments of multifamily residential, commercial, industrial, and institutional properties, including vacant land as well as mixed-use projects, primarily in the Midwestern United States. He is recognized as an expert in the field of affordable, mixed-income, mixed-use, and market rate housing and has completed work on projects throughout the United States.

He is actively involved in the following types of projects:

- Expert testimony given in federal court, circuit court, and numerous depositions and condemnation hearings regarding issues of value. Non-testimony assistance provided in a number of additional court cases
- Valuations involving low-income housing and historic tax credits, grants, and favorable financing
- Valuation and commentary on value methodology provided for real estate tax appeal cases
- Market studies, rent comparability studies, and repositioning analyses for Section 8 and other deeply subsidized housing projects
- Market and feasibility analyses, including focus group discussions and surveys, for various single-family and multiple-family housing developments in urban, suburban, and small town settings
- Market and investment value appraisals of Choice Neighborhood and HOPE VI public housing redevelopment projects in many cities
- Market analysis and redevelopment plans for numerous mixed-use districts including retail, office, hotel, and residential uses
- Hotel market studies and appraisals
- Valuation of special use properties, including schools, museums, sports facilities, concert halls, theatres, churches, etc.
- Highest and best use analysis and development strategies for a wide variety of properties in all types of locations

## REGISTRATIONS

Appraisal Institute, MAI

Certified General Real Estate Appraiser

- Georgia 362070
- Illinois 153001237
- Indiana CG40500281
- Kentucky 4879
- Michigan 1201074684
- Minnesota 40428193
- Missouri RA2973
- Ohio 2014004574
- Pennsylvania 4146
- Tennessee 4616
- Wisconsin 1928-10

*Temporary license status in several states*

## PROFESSIONAL MEMBERSHIPS

Appraisal Institute (MAI)

## CIVIC ACTIVITIES

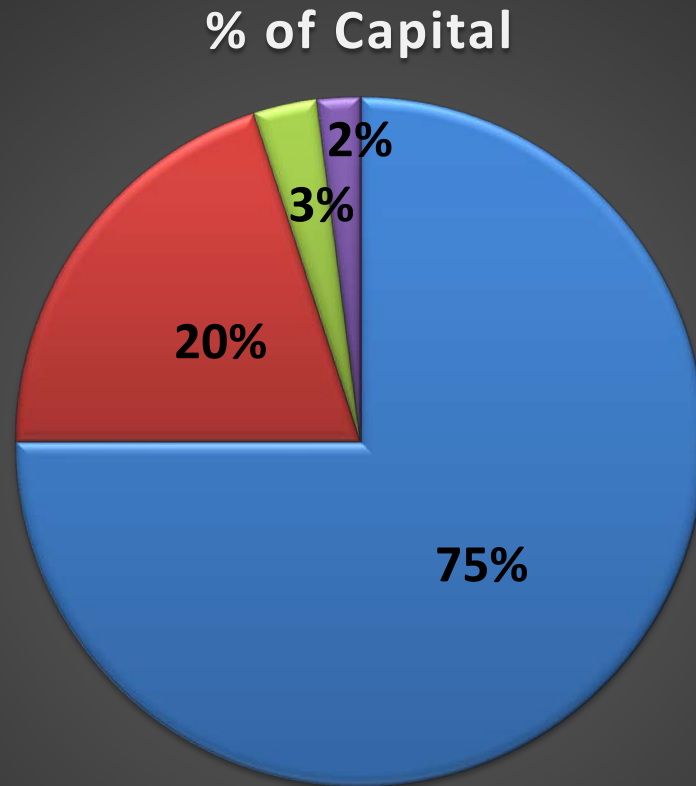
Habitat for Humanity of St. Louis

- Board of Directors, 2011 - Present
- Project Development Committee
- Real Estate Committee Chairman

# *Anthony Place Yorkville, IL*



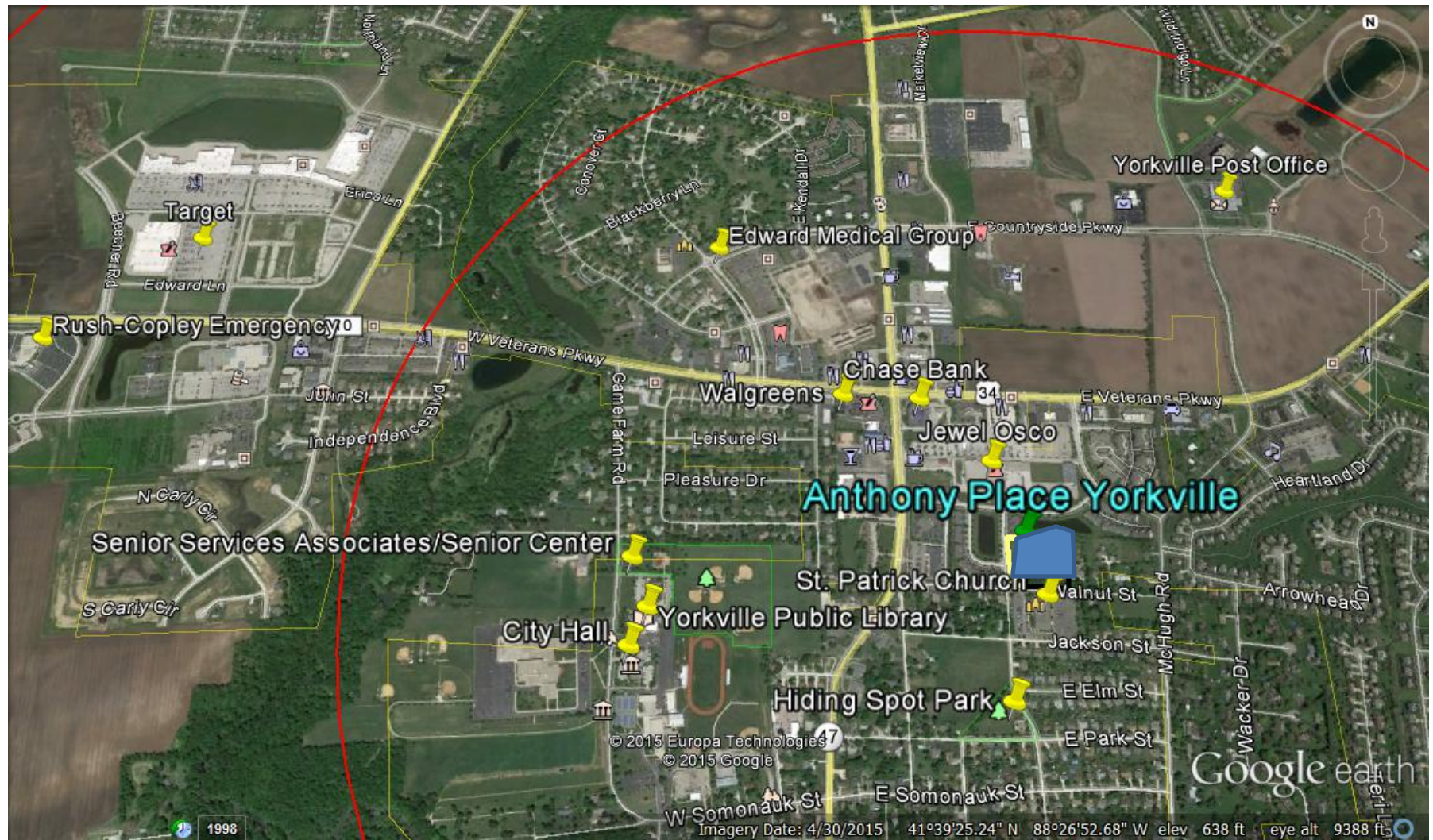
# *How is this Development Funded?*



■ Tax Credits ■ Mortgage ■ Grants ■ Developer Equity

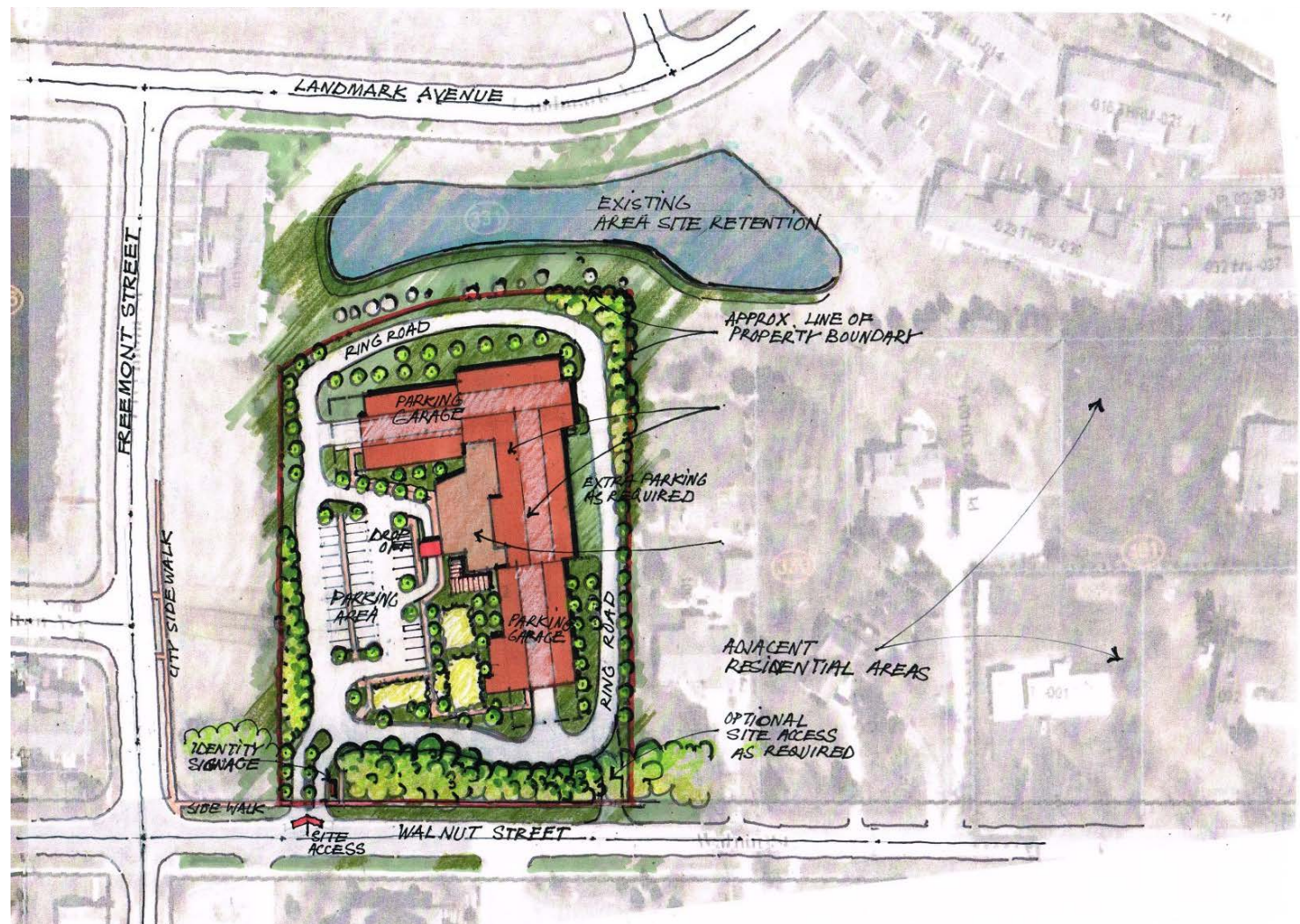


# *Why Yorkville? Why this Site?*



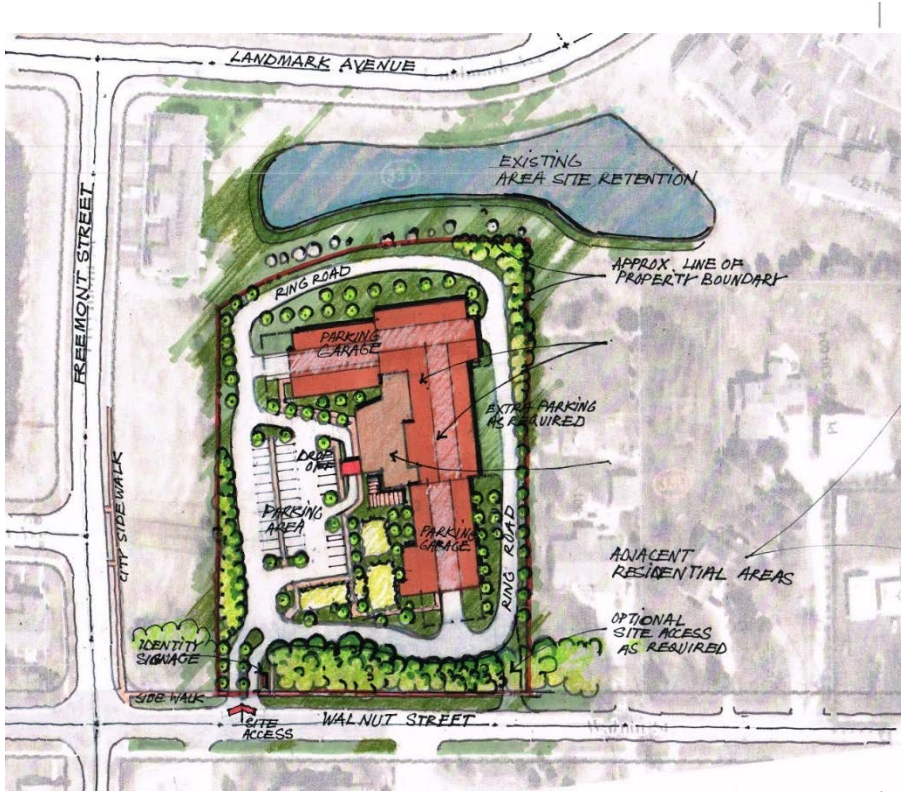


# Initial Site Plan



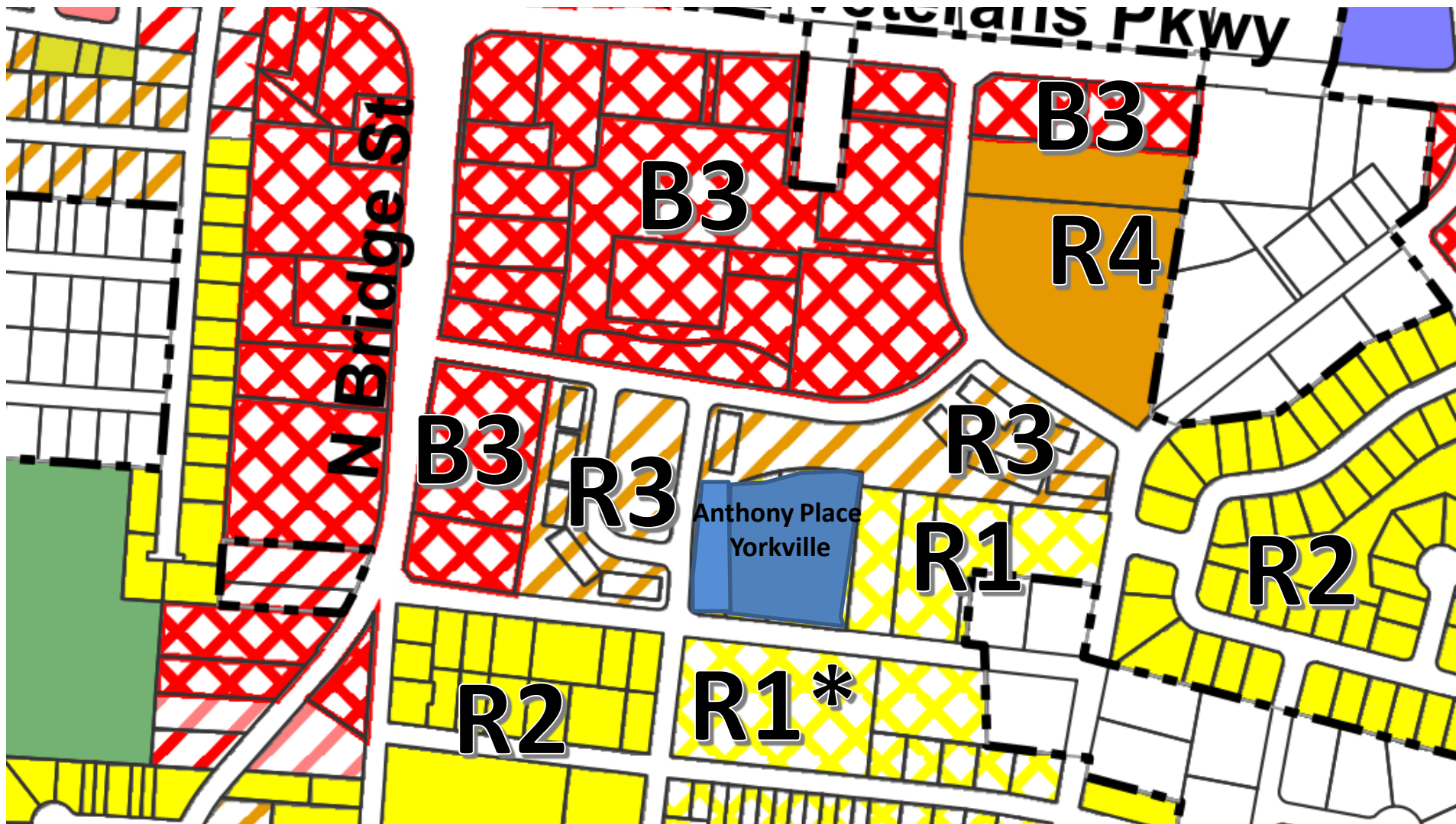


*Original vs. Current Site Plan*



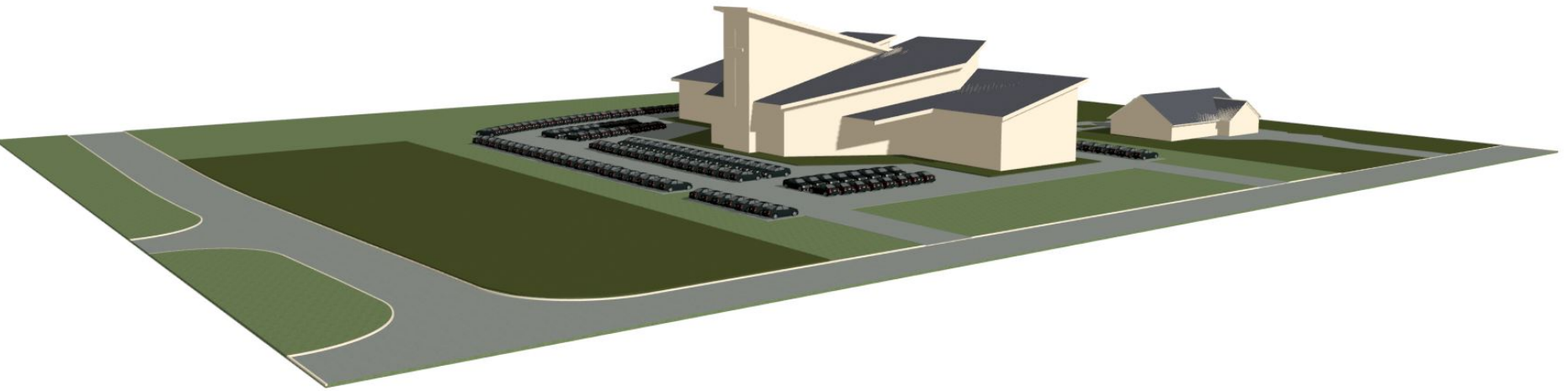
\* = Institutional Use

# *Current Zoning*



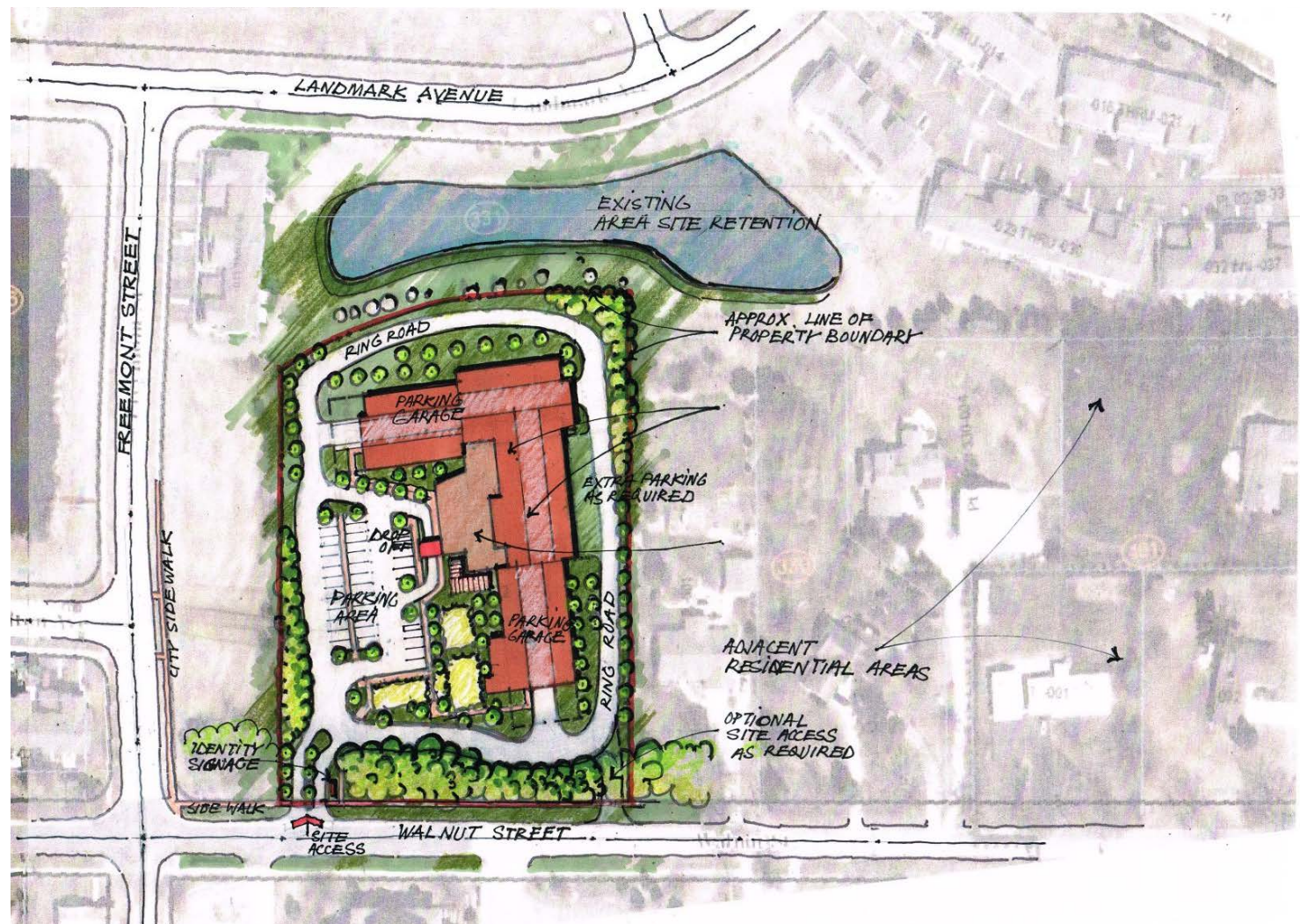


# *What Could be Built Based on Current Zoning*



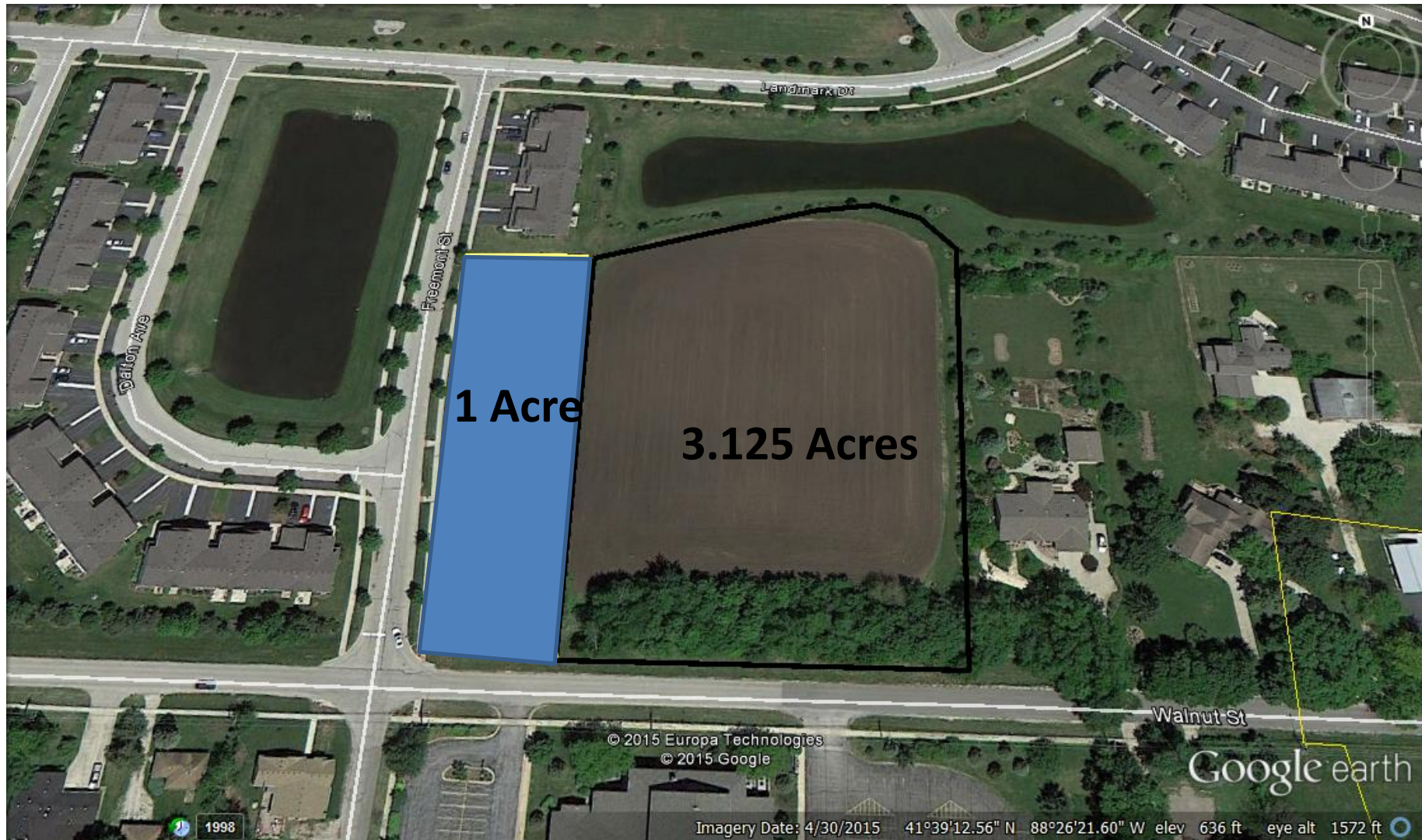
**SW Corner**

# Initial Site Plan





# *Aerial View of Property*



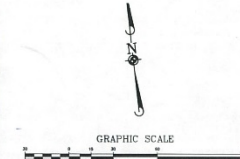


H  
DJ  
HOOBLER DE JONG  
Architects & Engineers  
301 Morris Avenue  
Studio Suite 406  
Manhasset, NY 07640  
P 331 / 261-2401  
F 331 / 732-1259

**ZONING REVIEW SET**  
YORKVILLE, ILLINOIS  
**YORKVILLE APARTMENT COMPLEX**  
GC HOUSING DEVELOPMENT LLC




Project Number	ISSUANCES
16/23/2015	+ SCHEMATIC DESIGN REVIEW
16/28/2015	+ FOR ZONING REVIEW
12/16/2015	+ REVISED FOR ZONING REVIEW

## A1.4



SIT DATA TABLE			
PROPERTY ZONING		PROPERTY USE	
Subject Property (Current)	R-1 Single-Family	Single-Family Residential	Residential
Subject Property (Proposed)	R-1 Single-Family	Single-Family Residential	Senior independent living
Front Property	R-1 Single-Family	Single-Family Residential	Single-Family Residential (Traditional)
East Property	R-1 Single-Family	Single-Family Residential	Single-Family Residential
South Property	R-1 Single-Family	Single-Family Residential	Church
West Property	R-3 Multi-Family	Multi-Family Residential (Traditional)	
<b>REQUIRED MINIMUM</b>	<b>REQUIRED MINIMUM</b>	<b>PROPOSED</b>	
Front Yard (East)	20 feet	53.25 feet	
Front Yard (West)	20 feet	53.25 feet	
Side Yard (East)	10 feet or 40% of building height (17')	35 feet	
Side Yard (West)	10 feet or 40% of building height (17')	35 feet	
Rear Yard (East)	40 feet	53.25 feet	
Rear Yard (West)	40 feet	53.25 feet	
<b>REQUIRED</b>		<b>PROPOSED</b>	
Total Parking Spaces	30 (20 per 60 units, 10 for 30 units)	114 (47 per 100 units, 13 for 30 units)	
ADA Accessible Spaces	5 (ADA 4.1.3.1, 20% min)	5 (ADA 4.1.3.1, 20% min)	
<b>PERMITTED MAXIMUM</b>		<b>PROPOSED</b>	
Lot Coverage	70% (60% max SF)	58% (50% max SF)	
Building Coverage	70% (60% max SF)	58.2% (50% max SF)	
Driveway	100% (60% max SF)	17.6% (10% max SF)	
Sidewalks	100% (60% max SF)	3.7% (5% max SF)	
Impervious Rte. Surface	100% (60% max SF)	17.6% (10% max SF)	
Building Height	35 feet	40 feet	

DENSITY DESCRIPTION	
North Property	Low
East Property	Medium
South Property	High
West Property	Low

PAVEMENT LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT
	EMERGENCY BING ROAD PAVEMENT
	CONCRETE SIDEWALK PAVEMENT



### PROPOSED SITE PLAN

**SC: 1/60"**





NOAA ESRL

# Solar Position Calculator



Earth System  
Research Lab

NOAA Solar Calculator. Back when this calculator was first created, we decided to use a non-standard longitude and time zone are defined as positive to the west, instead of the international standard of positive to the east. If you, for whatever reason, prefer the old calculator. For the rest of you, we encourage you to instead click

City:		Deg:	Min:	Sec:	Time Zone	
Chicago, IL	Lat: North=+ South=-	41	51	0	Offset to UTC (MST=+7):	Daylight Saving Time:
<a href="#">Click here for help finding your lat/long coordinates</a>	Long: East=- West=+	87	39	0	6	No

Note: To manually enter latitude/longitude, select Enter Lat/Long -> from the City pulldown box, and enter the values in the text boxes to the right.

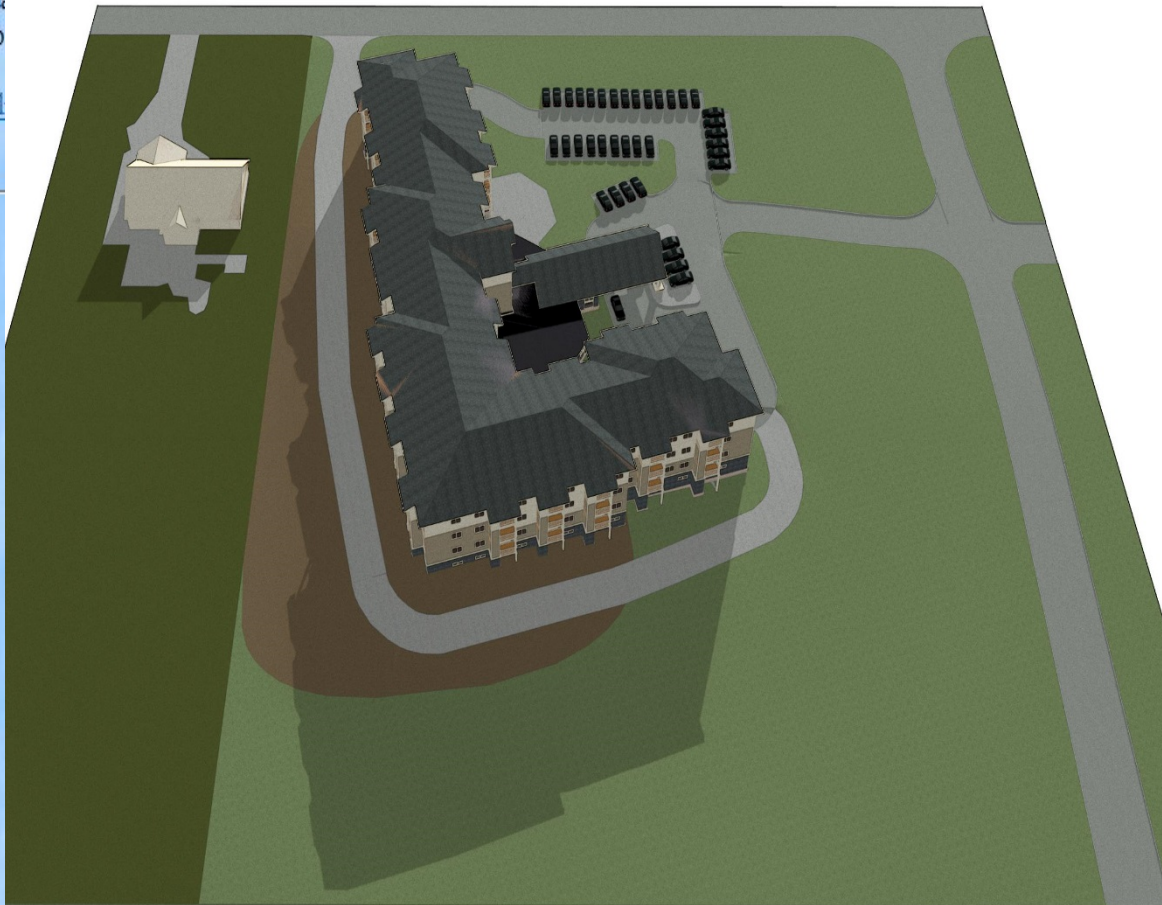
Month:	Day:	Year (e.g. 2000):	Time: (hh:mm:ss)			
December	21	2015	14	: 00	: 00	<input type="radio"/> AM <input type="radio"/> PM <input checked="" type="radio"/> 24hr

Calculate Solar Position

Equation of Time (minutes):	Solar Declination (degrees):	Solar Azimuth:	Solar Elevation:	cosine of solar zenith angle
1.89	-23.44	211.53	18.04	0.3098

Azimuth is measured in degrees clockwise from north.  
Elevation is measured in degrees up from the horizon.  
Az & El both report dark after [astronomical twilight](#).

December 21<sup>st</sup> - 2:00 PM







[NOAA ESRL](#)

# Solar Position Calculator



NOAA Solar Calculator. Back when this calculator was first created, we decided to use a non-standard longitude and time zone defined as positive to the west, instead of the international standard of positive to the east. If you, for whatever reason, prefer the old calculator. For the rest of you, we encourage you to instead [click here](#).

City:		Deg:	Min:	Sec:	Time Zone	
Chicago, IL	<a href="#">Lat:</a> North=+ South=-	41	51	0	Offset to UTC (MST=+7):	<a href="#">Daylight Saving Time:</a>
<a href="#">Click here for help finding your lat/long coordinates</a>	<a href="#">Long:</a> East=- West=+	87	39	0	6	No <input type="checkbox"/>

Note: To manually enter latitude/longitude, select **Enter Lat/Long** -> from the City pulldown box, and enter the values in the text boxes to the right.

Month:	Day:	Year (e.g. 2000):	Time: (hh:mm:ss)			
December	21	2015	16	: 00	: 00	<input type="radio"/> AM <input type="radio"/> PM <input checked="" type="radio"/> 24hr

Calculate Solar Position

Equation of Time (minutes):	Solar Declination (degrees):	Solar Azimuth:	Solar Elevation:	cosine of solar zenith angle
1.85	-23.44	234.79	2.93	0.0511

Azimuth is measured in degrees clockwise from north.

Elevation is measured in degrees up from the horizon.

Az & El both report dark after [astronomical twilight](#).

December 21<sup>st</sup> - 4:00 PM







NOAA ESRL

# Solar Position Calculator



Earth System  
Research Lab

March/September 21<sup>st</sup> - 4:00 PM

OAA Solar Calculator. Back when this calculator was first created, we decided to use a non-standard longitude and time zone are defined as positive to the west, instead of the international standard of positive to the east. For whatever reason, prefer the old calculator. For the rest of you, we encourage you to instead use the new calculator.

City:		Deg:	Min:	Sec:	Time Zone	
Chicago, IL	Lat:				Offset to UTC (MST=+7):	Daylight Saving Time:
	North=+	41	51	0		
	South=-					
Click here for help finding your lat/long coordinates		Long:				
		East=-	87	39	0	
		West=+			6	No

Note: To manually enter latitude/longitude, select Enter Lat/Long -> from the City pulldown box, and enter the values in the text boxes to the right.

Month:	Day:	Year (e.g. 2000):	Time: (hh:mm:ss)			
March	21	2015	16	: 00	: 00	<input type="radio"/> AM <input type="radio"/> PM <input checked="" type="radio"/> 24hr

Calculate Solar Position

Equation of Time (minutes):	Solar Declination (degrees):	Solar Azimuth:	Solar Elevation:	cosine of solar zenith angle
-7.12	0.38	249.66	21.78	0.3711

Azimuth is measured in degrees clockwise from north.  
Elevation is measured in degrees up from the horizon.  
Az & El both report dark after astronomical twilight.







NOAA ESRL

# Solar Position Calculator



NOAA Solar Calculator. Back when this calculator was first created, we decided to use a non-standard definition of longitude and time zone. Longitude and time zone are defined as positive to the west, instead of the international standard of positive to the east. If you, for whatever reason, prefer the old calculator. For the rest of you, we encourage you to instead c

City:		Deg:	Min:	Sec:	Time Zone	
Chicago, IL	<a href="#">Lat:</a> North=+ South=-	41	51	0	Offset to UTC (MST=+7):	<a href="#">Daylight Saving Time:</a>
<a href="#">Click here for help finding your lat/long coordinates</a>	<a href="#">Long:</a> East=- West=+	87	39	0	6	No <input type="checkbox"/>

Note: To manually enter latitude/longitude, select **Enter Lat/Long ->** from the City pulldown box, and enter the values in the text boxes to the right.

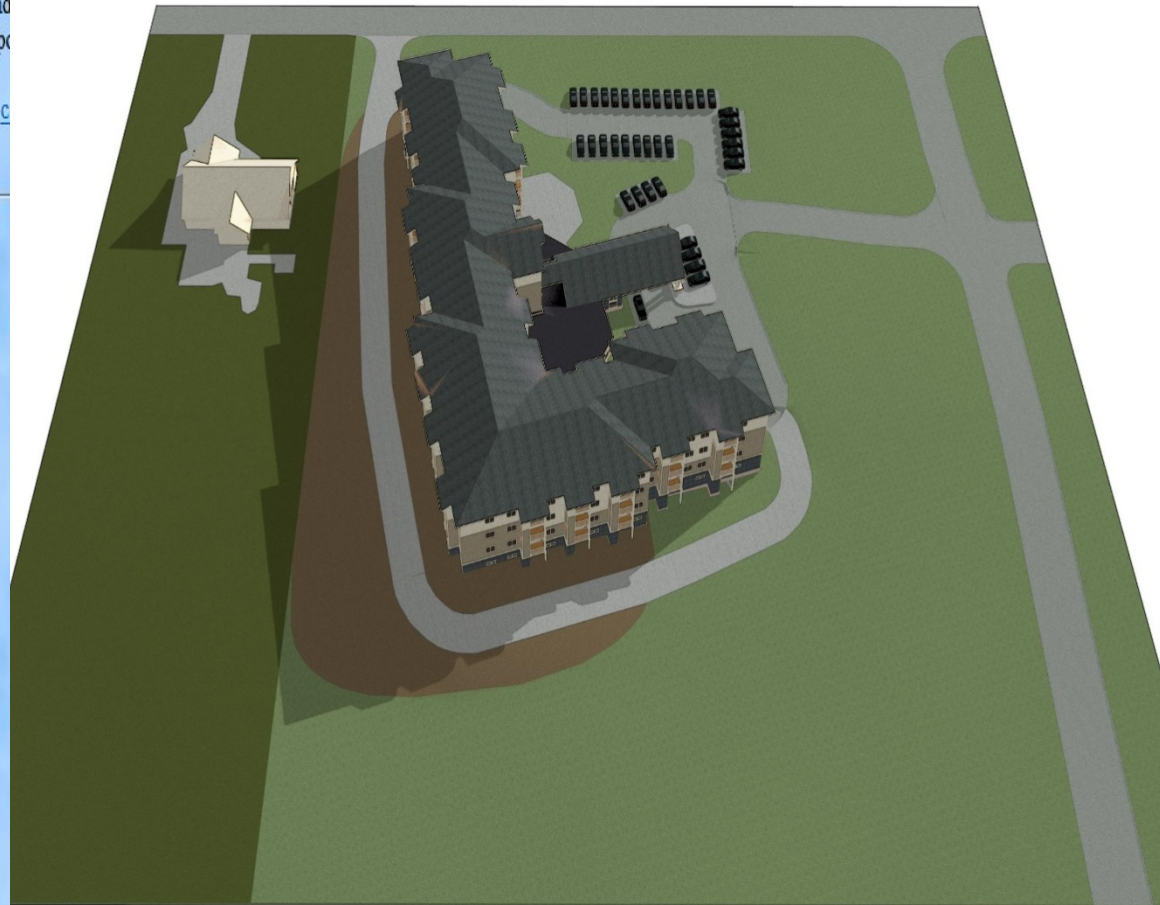
Month:	Day:	Year (e.g. 2000):	Time: (hh:mm:ss)				
March	21	2015	18	: 00	: 00	<input type="radio"/> AM <input type="radio"/> PM <input checked="" type="radio"/> 24hr	

Calculate Solar Position

<a href="#">Equation of Time (minutes):</a>	<a href="#">Solar Declination (degrees):</a>	<a href="#">Solar Azimuth:</a>	<a href="#">Solar Elevation:</a>	<a href="#">cosine of solar zenith angle</a>
-7.1	0.41	270.69	0.35	0.0061

Azimuth is measured in degrees clockwise from north.  
Elevation is measured in degrees up from the horizon.  
Az & El both report dark after [astronomical twilight](#).

March/September 21<sup>st</sup> - 6:00 PM







NOAA ESRL

# Solar Position Calculator



NOAA Solar Calculator. Back when this calculator was first created, we decided to use a non-standard definition of longitude and time zone are defined as positive to the west, instead of the international standard of positive to the east. If you, for whatever reason, prefer the old calculator. For the rest of you, we encourage you to instead use the new calculator.

City:	Lat:	Deg:	Min:	Sec:	Time Zone	
Chicago, IL	North=+	41	51	0	Offset to UTC (MST=+7):	Daylight Saving Time:
	South=-					
	Long:					
	East=-	87	39	0	6	No
	West=+					

Note: To manually enter latitude/longitude, select **Enter Lat/Long ->** from the City pulldown box, and enter the values in the text boxes to the right.

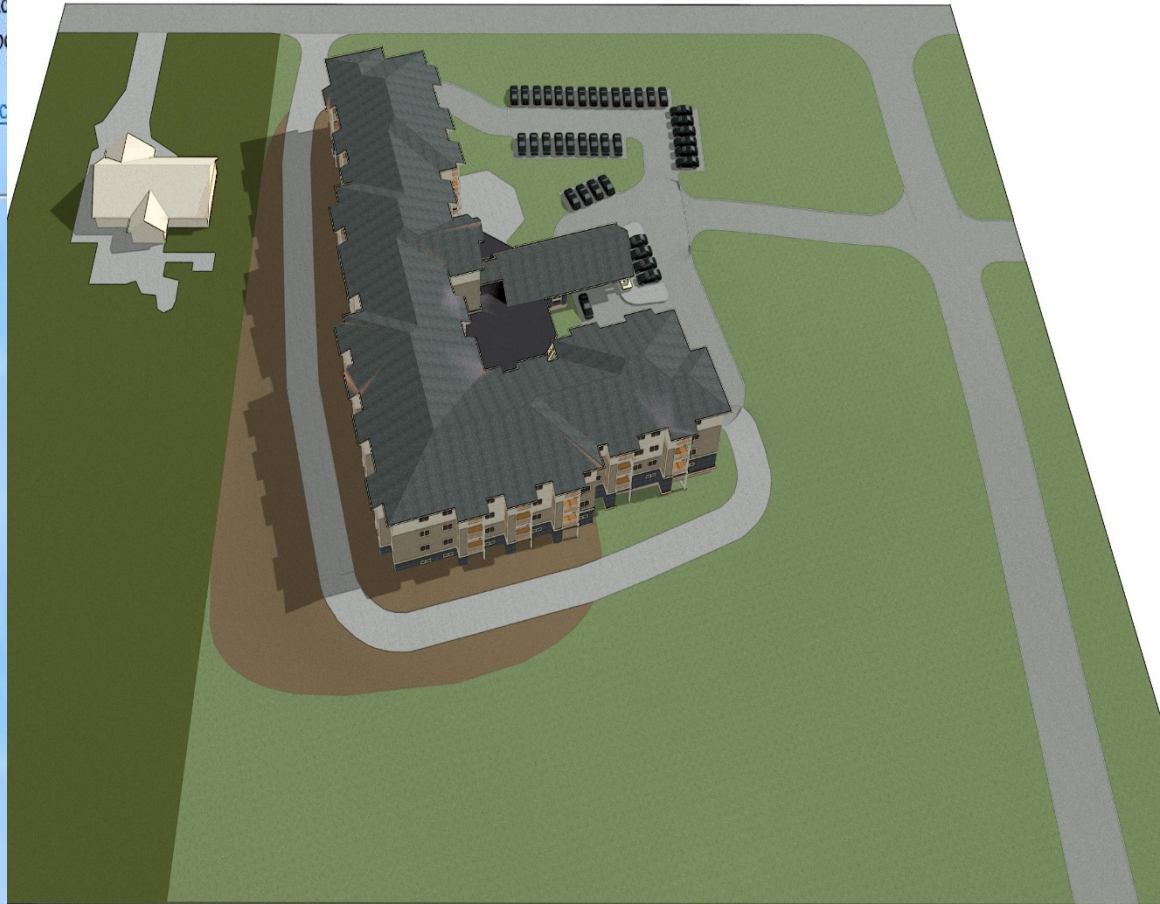
Month:	Day:	Year (e.g. 2000):	Time: (hh:mm:ss)			
June	21	2015	16	: 00	: 00	<input type="radio"/> AM <input type="radio"/> PM <input checked="" type="radio"/> 24hr

Calculate Solar Position

Equation of Time (minutes):	Solar Declination (degrees):	Solar Azimuth:	Solar Elevation:	cosine of solar zenith angle
-1.82	23.43	270.55	35.98	0.5876

Azimuth is measured in degrees clockwise from north.  
Elevation is measured in degrees up from the horizon.  
Az & El both report dark after astronomical twilight.

June 21<sup>st</sup> - 4:00 PM







NOAA ESRL

# Solar Position Calculator



NOAA Solar Calculator. Back when this calculator was first created, we decided to use a non-standard definition of longitude and time zone. Latitude and time zone are defined as positive to the west, instead of the international standard of positive to the east. If you, for whatever reason, prefer the old calculator. For the rest of you, we encourage you to instead

City:		Deg:	Min:	Sec:	Time Zone	
Chicago, IL	Lat:				Offset to UTC (MST=+7):	Daylight Saving Time:
	North=+	41	51	0		
<a href="#">Click here for help finding your lat/long coordinates</a>	Long:					
	East=-	87	39	0	6	No
	West=+					

Note: To manually enter latitude/longitude, select Enter Lat/Long -> from the City pulldown box, and enter the values in the text boxes to the right.

Month:	Day:	Year (e.g. 2000):	Time: (hh:mm:ss)			
June	21	2015	18	: 00	: 00	<input type="radio"/> AM <input type="radio"/> PM <input checked="" type="radio"/> 24hr

Calculate Solar Position

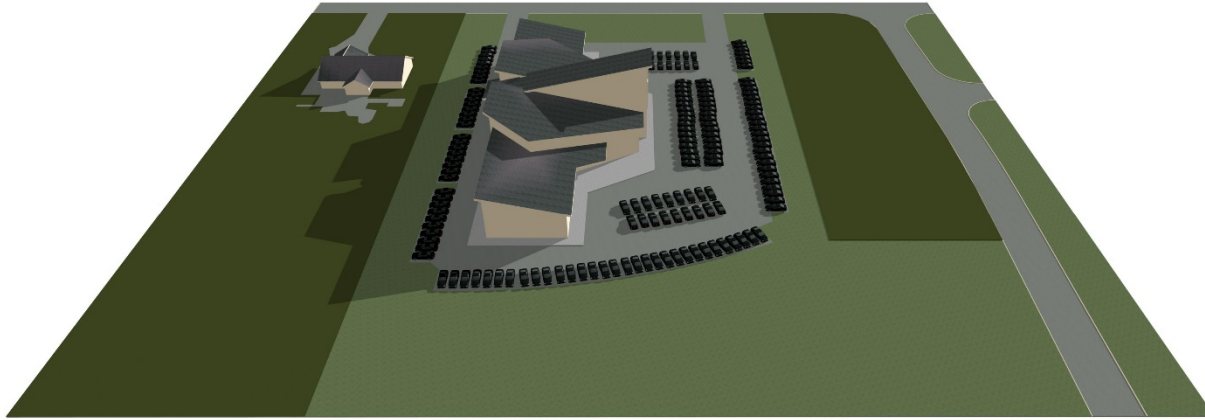
Equation of Time (minutes):	Solar Declination (degrees):	Solar Azimuth:	Solar Elevation:	cosine of solar zenith angle
-1.84	23.43	289.03	14.11	0.2438

Azimuth is measured in degrees clockwise from north.  
Elevation is measured in degrees up from the horizon.  
Az & El both report dark after astronomical twilight.

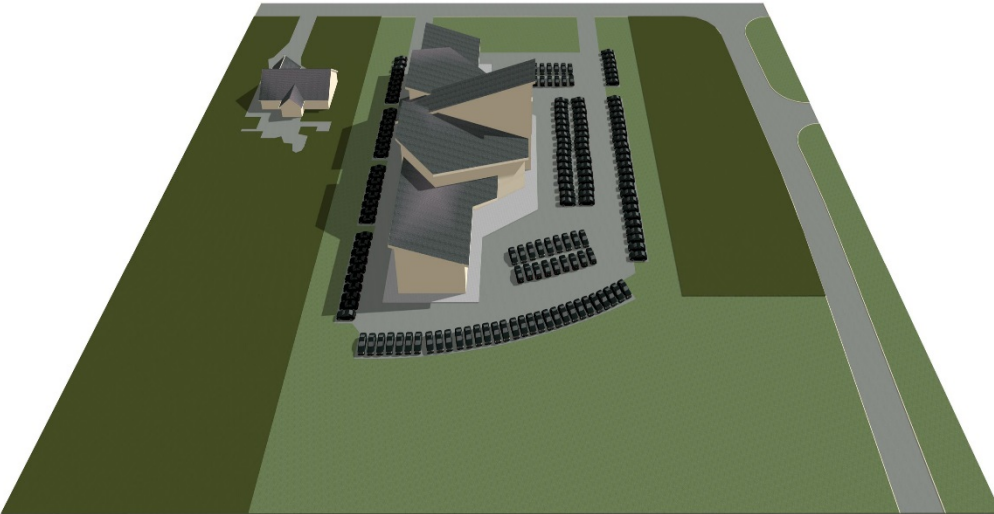
June 21<sup>st</sup> - 6:00 PM



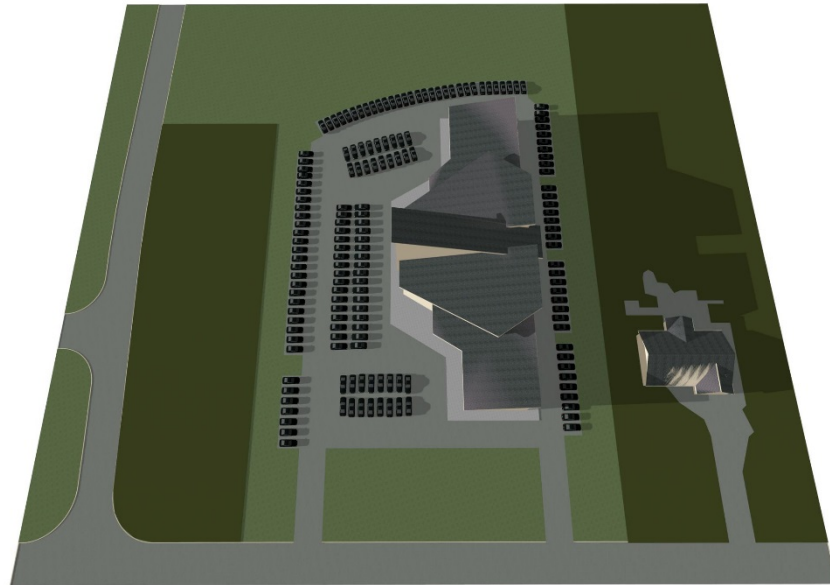
**March 21<sup>st</sup> - 4pm**



**June 21<sup>st</sup> - 4pm**

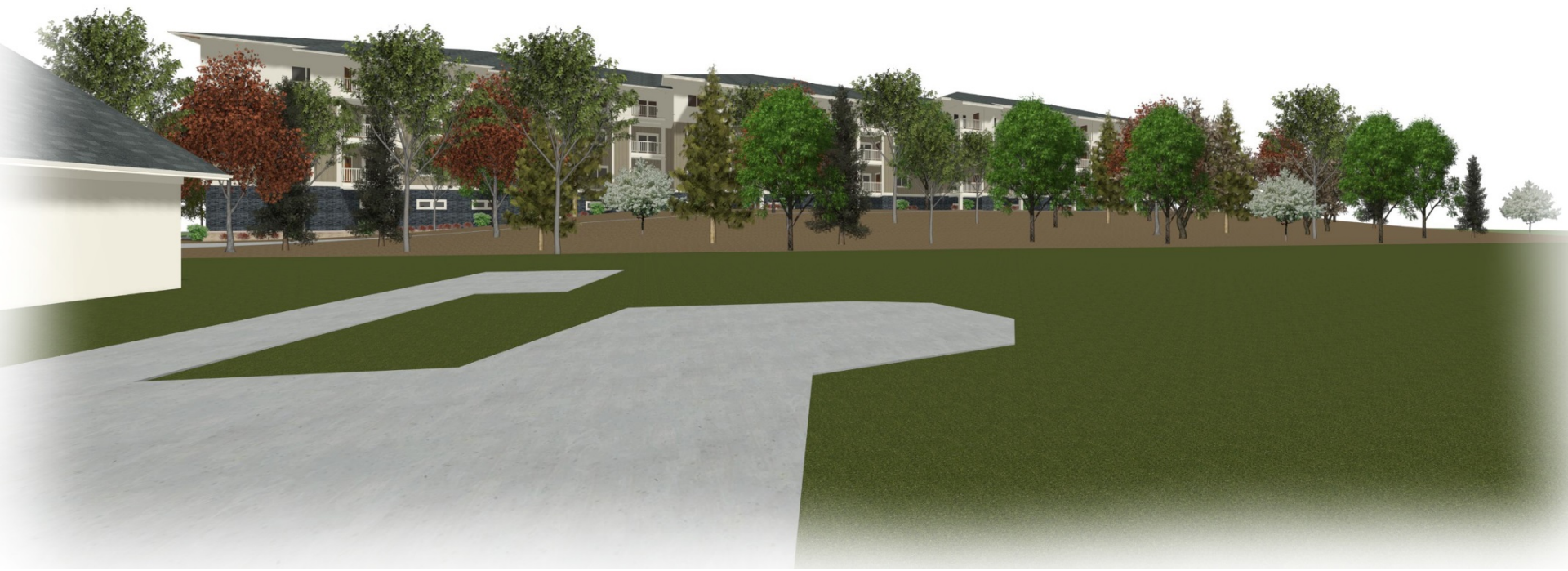


**June 21<sup>st</sup> - 6pm**





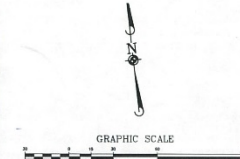
# *View From the Patio*








H  
DJ  
HOOBLER DE JONG  
Architects & Engineers  
301 Morris Avenue  
Studio Suite 406  
Montclair, NJ 07040  
P 201/720-1240  
F 201/720-1259

Project Number	
Revisions	
10/23/2015 +	SCHEMATIC DESIGN REVIEW
10/28/2015 +	FOR ZONING REVIEW
12/10/2015 +	REVISED FOR ZONING REVIEW
Copyright (c) 2010 HKS / Inc. All Rights Reserved	
HKS/HKS/INC	
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SIT DATA TABLE			
PROPERTY ZONING		PROPERTY USE	
Subject Property (Current)	R-1 Single-Family	Single-Family	Residential
Subject Property (Proposed)	R-1 Single-Family	Single-Family	Senior independent living
Front Property	3 Multi-Family	Suburban Residence	Residential (Theatrical)
East Property	3 Multi-Family	Suburban Residence	Residential
South Property	3 Multi-Family	Suburban Residence	Church
West Property	3 Multi-Family	Suburban Residence	Multi-Family Residence (Theatrical)
REQUIRED MINIMUM		PROPOSED	
Front Yard (East)	20 feet	53.27 feet	
Front Yard (West)	20 feet	53.27 feet	
Side Yard (East)	7 feet or 40% of building height (17')	35 feet	
Side Yard (West)	7 feet or 40% of building height (17')	35 feet	
Rear Yard (East)	40 feet	53.27 feet	
Rear Yard (West)	40 feet	53.27 feet	
REQUIRED		PROPOSED	
Total Parking Spaces	30 (2.0 per unit, 75 SF)	114 (7.0 per unit, 31 SF)	
ADA Accessible Spaces	5 (MINIMUM 4.25% OF TOTAL)	5 (2.0 per unit, 31 SF)	
PERMITTED MAXIMUM		PROPOSED	
Lot Coverage	70% (MAXIMUM 50% SF)	58% (MAXIMUM 50% SF)	
Building Coverage	70% (MAXIMUM 50% SF)	26.2% (MAXIMUM 50% SF)	
Driveways	100% (MAXIMUM 50% SF)	17.6% (MAXIMUM 50% SF)	
Swimming Pools	100% (MAXIMUM 50% SF)	3.7% (MAXIMUM 50% SF)	
Building Height	35 feet	40 feet	

DENSITY DESCRIPTION	
North Property	Low
East Property	Medium
South Property	High
West Property	Low

PAVEMENT LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT
	EMERGENCY BING ROAD PAVEMENT
	CONCRETE SIDEWALK PAVEMENT



### PROPOSED SITE PLAN

**SC: 1/60"**

## A1.4

# *Anthony Place* *Yorkville, IL*





# *Elevations*



**WEST ELEVATION**

SC: 3/32"



**SOUTH ELEVATION**

SC: 3/32"

# *Elevations*



**EAST ELEVATION**

SC: 3/32"



**NORTH ELEVATION**

SC: 3/32"

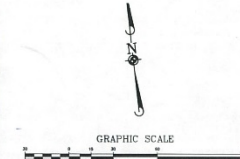


H  
DJ  
HOOBLER DE JONG  
Architects & Engineers  
301 Morris Avenue  
Studio Suite 406  
Montclair, NJ 07040  
P 201/720-1240  
F 201/720-1259

**ZONING REVIEW SET**  
YORKVILLE, ILLINOIS  
**YORKVILLE APARTMENT COMPLEX**  
GC HOUSING DEVELOPMENT LLC




Project Number	ISSUANCES
16/23/2015	+ SCHEMATIC DESIGN REVIEW
16/28/2015	+ FOR ZONING REVIEW
12/16/2015	+ REVISED FOR ZONING REVIEW

## A1.4



SIT DATA TABLE			
PROPERTY ZONING		PROPERTY USE	
Subject Property (Current)	R-1 Single-Family	Single-Family Residential	Residential
Subject Property (Proposed)	R-1 Single-Family	Single-Family Residential	Senior independent living
Front Property	R-1 Single-Family	Single-Family Residential	Single-Family Residential (Traditional)
East Property	R-1 Single-Family	Single-Family Residential	Single-Family Residential
South Property	R-1 Single-Family	Single-Family Residential	Church
West Property	R-3 Multi-Family	Multi-Family Residential (Traditional)	
<b>REQUIRED MINIMUM</b>	<b>REQUIRED MINIMUM</b>	<b>PROPOSED</b>	
Front Yard (East)	20 feet	53.25 feet	
Front Yard (West)	20 feet	53.25 feet	
Side Yard (East)	10 feet or 40% of building height (17')	35 feet	
Side Yard (West)	10 feet or 40% of building height (17')	35 feet	
Rear Yard (East)	40 feet	53.25 feet	
Rear Yard (West)	40 feet	53.25 feet	
<b>REQUIRED</b>		<b>PROPOSED</b>	
Total Parking Spaces	30 (20 per 60 units, 10 for 30 units)	114 (47 per 100 units, 13 for 30 units)	
ADA Accessible Spaces	5 (ADA 4.1.3.1, 20% min)	5 (ADA 4.1.3.1, 20% min)	
<b>PERMITTED MAXIMUM</b>		<b>PROPOSED</b>	
Lot Coverage	70% (60% max SF)	58% (50% max SF)	
Building Coverage	70% (60% max SF)	58.2% (50% max SF)	
Driveway	100% (60% max SF)	17.6% (10% max SF)	
Sidewalks	100% (60% max SF)	3.7% (5% max SF)	
Impervious Rte. Surface	100% (60% max SF)	17.6% (10% max SF)	
Building Height	35 feet	40 feet	

DENSITY DESCRIPTION	
North Property	Low
East Property	Medium
South Property	High
West Property	Low

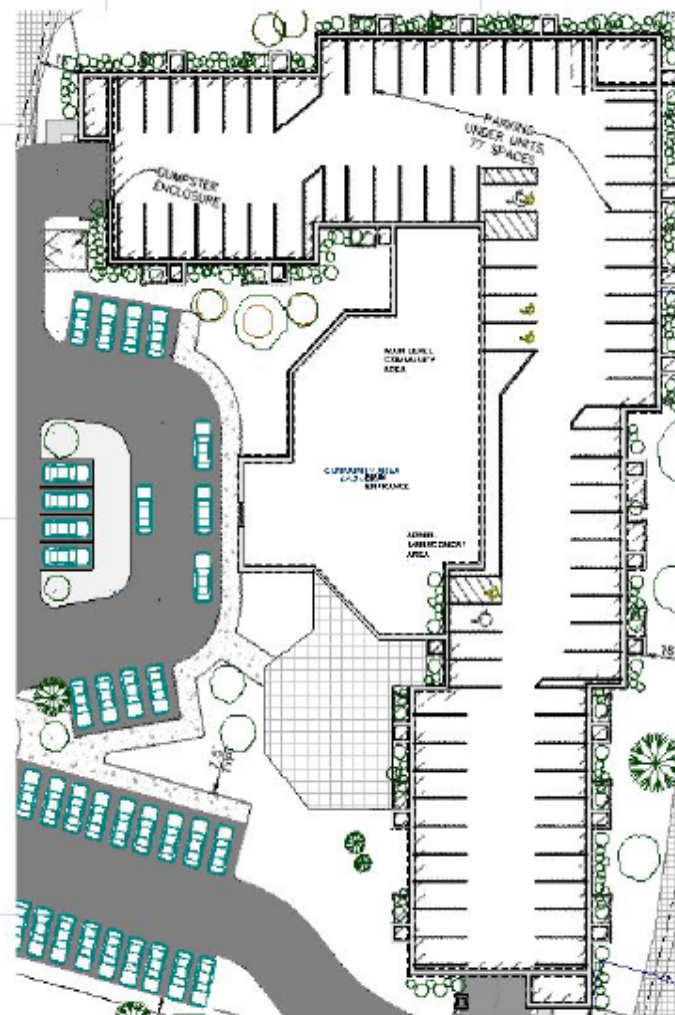
PAVEMENT LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT
	EMERGENCY BING ROAD PAVEMENT
	CONCRETE SIDEWALK PAVEMENT



### PROPOSED SITE PLAN

**SC: 1/60"**

# *First Floor Plan*



**PARKING LEVEL FLOOR PLAN**

SC: 1/16"

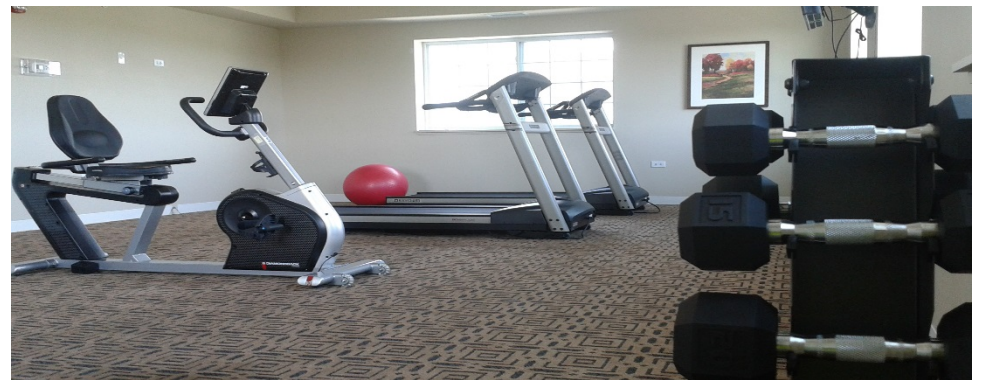


[illegible]

**SC: 1/16"**

# *Common Area Amenities*

- Indoor Heated Parking
- Arts & Crafts Room
- Library & Billiard Area
- TV Lounge with Big Screen Television
- Exercise Facility
- Large Community Room
- Computers for Resident Use
- Video Security System
- On-Site Manager



# Unit Layouts



**1 BEDROOM APARTMENT**

SC: 1/8"



**2 BEDROOM APARTMENT**

SC: 1/8"

# *Unit Amenities*

- Age Restricted 55 Years and Older
- 1 Bed / 1 Bath units  
(776 Square Feet)
- 2 Bed / Bath units  
(1,034 Square Feet)
- 9-Ft. Ceilings
- Balcony in every unit
- Walk-In Closets
- Window Treatments
- Individual Unit Furnaces





# *Unit Amenities*

- Designer-Appointed Kitchens
- Range & Refrigerator
- Microwave
- Dishwasher
- Washer & Dryer



[illegible]

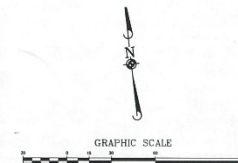


# *Aerial View of Property*





# Current Site Plan



SITE DATA TABLE

PROPERTY ZONING	PROPERTY USE
Subject Property (Current)	R-1 Single-Family Suburban Residence
Subject Property (Proposed)	R-4 Single-Family Suburban Residence
North Property	R-3 Multi-Family Attached Residence (Townhomes)
East Property	R-1 Single-Family Suburban Residence
South Property	R-1 Single-Family Suburban Residence
West Property	R-3 Multi-Family Attached Residence (Townhomes)

REQUIRED MINIMUM	REQUIRED MINIMUM	PROPOSED
Front Yard (feet)	30 feet	35.37 feet
Interior Side Yard (West)	12 feet or 60% of Building Height (17')	35 feet
Interior Side Yard (East)	12 feet or 60% of Building Height (17')	48.42 feet
Rear Yard (feet)	40 feet	59.52 feet

REQUIRED	PROPOSED
Total Parking Stalls	124 (77 Under Units, 37 Exterior)
ADA Accessible Stalls	5 (ADAAG 4.2.2)(5)(a))

PERMITTED MAXIMUM	PROPOSED
Lot Coverage	70% (INCL. 80' SP)
Building Coverage	26.2% (24,148 SF)
Parking Lot	17.0% (24,148 SF)
Site Streets	3.7% (2,415 SF)
Emergency Ring Road	10.8% (14,177 SF)
Building Height	40' - 42'

\*Based on site area of approx. 158,990 SF

DENSITY DESCRIPTION

PROPERTY	DENSITY
North Property	Low
East Property	Medium
South Property	High
West Property	Low

PAVEMENT LEGEND

	STADIUM DUTY ASPHALT PAVEMENT
	EMERGENCY RING ROAD PAVEMENT
	CONCRETE SECOND PAVEMENT



PROPOSED SITE PLAN

SC: 1/60"



ZONING REVIEW SET  
YORKVILLE, ILLINOIS  
YORKVILLE APARTMENT COMPLEX  
GC HOUSING DEVELOPMENT LLC

Project Number: 18-28-0915  
18-28-0915 - SCHEMATIC DESIGN REVIEW  
18-28-0915 - FOR ZONING REVIEW  
18-10-0915 - REVISED FOR ZONING REVIEW

A1.4

# *Anthony Place* *Yorkville, IL*



# *Estimated Traffic Impact*

Table 1  
ESTIMATED PEAK HOUR TRAFFIC VOLUMES

Land-Use	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour		Weekday Daily (24-Hour)	
	In	Out	In	Out	In	Out
Age-Restricted Senior Attached Housing – 75 Units (LUC 252)	5	10	11	9	123	123
Single-Family – 8 homes (LUC 220)	4	12	7	4	52	52
Multi-Family – 28 units (LUC 230)	2	11	10	5	82	82





## OLWX1 LED LED Wall Luminaire



Catalog Number	
Notes	
Type	

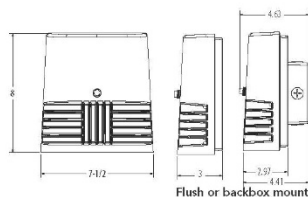
For the full range of options, see the page for each of the various models.

### Introduction

As versatile as it is efficient, the OLWX1 is designed to replace up to 250W metal halide while saving over 87% in energy costs. It combines multiple mounting options with the latest generation of LEDs for a wall pack luminaire that converts to a whole lot more. Whether you are mounting it to a recessed junction box, conduit/through wiring, as an up light, as a down light, or as a flood light—the OLWX1 has you covered.

### Specifications

**Width:** 7-1/2" (191mm)  
**Height:** 8" (203mm)  
**Depth:** 3" (76mm)  
**Weight:** 5 lbs (2.3kg)



### Ordering Information

EXAMPLE: OLWX1 LED 20W 50K

OLWX1 LED						
Series	Performance Package	Color Temperature	Voltage	Controls		Finish
OLWX1 LED	12W 12 watts 20W 20 watts 40W 40 watts	40K 4000 K <sup>1</sup> 50K 5000 K	(blank) 160V <sup>1,2</sup> 120 120V <sup>2</sup> 347 347V	(blank) None PE 12W button protocol <sup>1,2</sup>		(blank) Dark bronze

### Accessories

(Optional/Optional/Optional)

OLWX1TS	Splitter - size 1
OLWX1YK	Yoke - size 1
OLWX1THK	Knuckle - size 1

### NOTES

- Not available with 347V option.
- MVOLT driver operates on any line voltage from 120-277V (50/60Hz).
- Specify 12W when ordering with protocol (PE) option.

### FEATURES & SPECIFICATIONS

#### INTENDED USE

The versatility of the OLWX1 LED combines a sleek, low-profile wall pack design and high-output LEDs to provide an energy efficient, low maintenance LED wall pack suitable for replacing up to 250W metal halide fixtures. Available flood light mounting accessories convert the OLWX1 LED into a highly efficient flood light.

OLWX1 LED is ideal for outdoor applications such as building perimeters, loading areas, driveways and sign and building floodlighting.

#### CONSTRUCTION

Fragged cast aluminum housing with textured dark bronze polyester powder paint for lasting durability. Integral heat sinks optimize thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP68).

#### OPTICS

High performance LEDs behind clear glass for maximum light output. Light engines are available in 4000K and 5000K CCTs. See Lighting Facts label and photometry reports for specific fixture performance.

#### ELECTRICAL

High performance LEDs convert to 1 high-efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (75,000 hours at 25°C). Electronic drivers have a power factor >0.98 and THD <20% and a minimum 2.5kV surge rating. Flood light mounting accessories include an additional 4kV surge protection device.

#### INSTALLATION

Easily mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry, with the included junction box with 1/2" threaded conduit entry hubs. Flood light mounting accessories (sold separately) include knuckle, integral splitter and yoke mounting options. Each flood mount accessory comes with top view and vertical guard. Luminaires may be wall or ground mounted in downarrow or uparrow orientation.

#### LISTINGS

UL listed to U.S. and Canadian safety standards for wet locations. Rated for 40°F minimum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. DesignLight Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlight.org](http://www.designlight.org) to confirm which versions are qualified.

#### WARRANTY

Five-year limited warranty. Full warranty terms located at [www.aacbrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.aacbrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

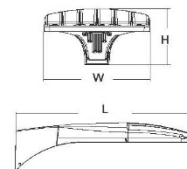


## D-Series Size 0 LED Area Luminaire



### Specifications

**EPA:** 0.8 ft<sup>2</sup> (0.07 m<sup>2</sup>)  
**Length:** 26" (660mm)  
**Width:** 13" (330mm)  
**Height:** 7" (178mm)  
**Weight (max):** 16 lbs (7.3kg)

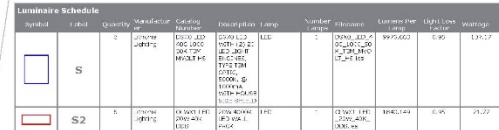


### Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBX0

DSX0 LED						
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	<b>Forward optics</b>	530 530 mA	30K 3000 K	T15 Type-I short	120°	<b>Shipped included</b>  SPA Square-pole mounting RPA Round-pole mounting WBA Web bracket SUNBA Square universal mounting adapter RPNBA Round-pole universal mounting adapter  <b>Shipped separately</b> <sup>2</sup> KNA60 DUBED U Medium mounting bracket adapter (keyless finish)
	20C 20 LEDs (one engine)	700 700 mA	40K 4000 K	T25 Type-I short	208°	
	40C 40 LEDs (two engines)	1000 1000 mA (1 A) <sup>1</sup>	50K 5000 K	T35 Type-I short	240°	
	<b>Rotated optics</b> <sup>3</sup>		AMPC Amber phosphor converted <sup>4</sup>	T15 Type-I short	227°	
	30C 30 LEDs (one engine)			T35 Type-I medium	347°	
				T55 Type-I medium	420°	
				T75 Type-I medium		
				T95 Type-I medium		
				T125 Type-I medium		
				T155 Type-I wide		

**Plan View**  
Sheet 1 of 2



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Southwest Parking	+	1.4 fc	4.1 fc	0.0 fc	N/A	N/A



## Chris Heinen

---

**From:** Bart Olson  
**Sent:** Wednesday, January 06, 2016 2:40 PM  
**To:** Bart Olson  
**Cc:** Gary Golinski; Kathleen Field Orr; Krysti Barksdale-Noble; Chris Heinen  
**Subject:** FW: Call from resident re: Senior Housing Dev

Hello all (elected officials blidcopied),

Please see below for a message from a resident on the GC Housing development, via Alderman Frieders.

Thanks,

Bart Olson, ICMA-CM  
City Administrator  
United City of Yorkville  
630-553-8537 direct  
630-553-4350 City Hall  
630-308-0582 cell  
[bolson@yorkville.il.us](mailto:bolson@yorkville.il.us)  
City of Yorkville 2.0: [Facebook](#), [Twitter](#), and [YouTube](#)

---

**From:** Joel Frieders [mailto:joelfrieders@gmail.com]  
**Sent:** Wednesday, January 06, 2016 2:24 PM  
**To:** Bart Olson  
**Subject:** Call from resident re: Senior Housing Dev

Hello Bart of Great Hair,

I received a pleasant telephone call on the telephone from a Regina Moe at 415 Walnut St who nicely shared her opposition on said telephone to the proposed Senior Housing Development adjacent to her home.

Her and her husband Ben have visited this petitioner's other location in Glendale Heights and while they consider them to be very nice buildings, the location they have chosen to pursue would greatly impact their quality of life. She mentioned that this facility would be less than 30 feet from her home, impacting her access to sunlight, and I think we can all agree living in the shadows is not preferable.

She likened this project to erecting a Hampton Inn 30 feet from her house.

I am passing on this information for all elected officials who might not have received any non-supporting opinions from residents.

Also, this was the nicest resident of 2016.

I wish you all amazing hair.

Joel Robert Frieders, I

## Chris Heinen

---

**From:** Susan Smerz [REDACTED]  
**Sent:** Wednesday, January 06, 2016 9:53 AM  
**To:** Krysti Barksdale-Noble; Chris Heinen  
**Subject:** Proposed Development On Freemont/Walnut in Yorkville

Dear Ms. Barksdale-Noble and Mr. Heinen,

I am writing on behalf of St. Patrick Catholic Church in Yorkville to provide our view on the proposed development across Walnut street from us. We have met with the developer and his reps on two occasions wherein they provided drawings and information on the building in question. Based upon those meetings, it appears as though the development would serve a current need for affordable housing in our community. It would also allow residents easy access to church and would cut down on their travel time (insert smiley face here). As such, we have no opposition to the development and would welcome it to the Yorkville community.

Regards,

Susan M. Smerz  
Business Manager  
[REDACTED]

January 4, 2016

United City of Yorkville City Clerk (Beth Warren) ✓  
City Hall  
800 Game Farm Road  
Yorkville, IL 60560

Ward 2 Aldermen (Jacquelyn Milschewski & Larry Kot)

Community Development Director (Krysti Nobel)

Re: Proposed GC Housing Development of the Property Located on the NE Corner of Walnut & Freemont

My name is Barbara Nielsen and I currently reside at 417 Walnut Street, which is one house east of this proposed development. I wish to make known my displeasure at having this complex foisted upon us. I don't believe comprehensive plans established for the community which outline how transitions between properties should be handled ever envisioned what is now being proposed by all these variances. Once you allow this to happen, you are setting a precedent for others to follow.

I am a recent widow and planned on downsizing this year. I have spoken with a local real estate individual to garner their opinion on how this development would affect the market value of my house. It was their opinion that the value might not be affected but the desirability of the property would be and that it will probably take longer to sell my home than the norm.

I could live with townhouses or duplexes, but a 4-storied, 74-unit apartment structure on this block of single family homes just does not compute.

Respectfully,

  
Barbara Nielsen



Cc: Carlo Colosimo



Chris Funkhouser <funkhouser.ward3@gmail.com>

---

## Walnut St Senior Apartments

1 message

---

Benjamin H Moe <[REDACTED]>  
To: Funkhouser.ward3@gmail.com

Wed, Jan 6, 2016 at 2:37 PM

Chris,

We live at 415 Walnut Street in Yorkville and our home is located to the immediate East of the proposed affordable senior project. We are not in favor of a building that is taller and much larger than the Hampton Inn being built within 50 ft. of our home.

What is planned would create a 61 foot high wall extending from the front of our home 350 feet to the back of our property with 30 balconies looking down at our property. The proposed screening would only screen out the 14' first floor parking garage. Despite the incorrect representations of the developer this building will shade our property 2 ½ to 4 ½ hours every day year round preventing us from ever viewing another sunset from our home. The building will completely block the natural flow of air that keeps our landscaping and gardens healthy. We will completely lose the privacy we enjoy from our outside living area and gardens.

The opinion of the appraiser regarding a 4 story apartment is that it "would create an external obsolescence" of our home, diminish the desirability and value of our property.

We do acknowledge there is a need for this type of senior housing in Yorkville however a project this large should not be located in a low density neighborhood.

We suggest that you visit the almost identical building in Glendale Heights then come take a look at our property to get a feel for the impact that this building would have on us.

We would welcome a call from you if you wish to discuss this further.

Thank you,

Ben and Regina Moe

[REDACTED]

---

**2 attachments**



**Glenhale Heights 1.jpg**  
3596K



**Glenhale Heights 2.jpg**  
3879K

## Chris Heinen

---

**From:** Krysti Barksdale-Noble  
**Sent:** Tuesday, January 19, 2016 2:31 PM  
**To:** Chris Heinen  
**Subject:** FW: E-mail opposed to development

---

**From:** Bart Olson  
**Sent:** Tuesday, January 19, 2016 1:53 PM  
**To:** Bart Olson  
**Cc:** Gary Golinski; Kathleen Field Orr; Krysti Barksdale-Noble; Nicole Kathman  
**Subject:** FW: E-mail opposed to development

Hello all (elected officials blindcopied),

Please see below for a letter from a resident opposing the GC Housing project.

Thanks,

Bart Olson, ICMA-CM  
City Administrator  
United City of Yorkville  
630-553-8537 direct  
630-553-4350 City Hall  
630-308-0582 cell  
[bolson@yorkville.il.us](mailto:bolson@yorkville.il.us)  
City of Yorkville 2.0: [Facebook](#), [Twitter](#), and [YouTube](#)

---

**From:** Larry Kot [mailto:kot.ward2@yahoo.com]  
**Sent:** Saturday, January 16, 2016 10:10 AM  
**To:** Bart Olson  
**Subject:** Re: E-mail opposed to development

Yes - thanks

On Friday, January 15, 2016 12:57 PM, Bart Olson <[BOlson@yorkville.il.us](mailto:BOlson@yorkville.il.us)> wrote:

Would you like me to forward this to the other aldermen?

Bart Olson, ICMA-CM  
City Administrator  
United City of Yorkville  
630-553-8537 direct  
630-553-4350 City Hall  
630-308-0582 cell  
[bolson@yorkville.il.us](mailto:bolson@yorkville.il.us)<mailto:[bolson@yorkville.il.us](mailto:bolson@yorkville.il.us)>  
City of Yorkville 2.0: Facebook<<http://www.facebook.com/cityofyorkville>>,  
Twitter<<http://www.twitter.com/#!/cityofyorkville>>, and YouTube<<http://www.youtube.com/yorkvilleil>>



From: Larry Kot [mailto:[kot.ward2@yahoo.com](mailto:kot.ward2@yahoo.com)]  
Sent: Thursday, January 14, 2016 5:30 PM  
To: Bart Olson; Jackie Milschewski  
Subject: E-mail opposed to development

Please note the e-mail I received opposed to the Anthony's Place project.

[REDACTED]  
To  
[lkot@yorkville.il.us](mailto:lkot@yorkville.il.us)<mailto:[lkot@yorkville.il.us](mailto:lkot@yorkville.il.us)>

Jan 13 at 5:27 PM

---

Dear Larry,

Thanks for being our Alderman for Ward 2 in Yorkville. Nita and I appreciate your work on our behalf. Nita and I have lived in our Longford Lakes Townhome since they were built in 2004.

We have a serious concern for the apartment building that is being proposed for the land that adjoins our common property and private homes near the site this would be built upon. We feel it is out of place so near one and two story homes and townhomes. The developer's request to change the zoning which would allow them to construct a four story building will make living in the neighborhood less desirable and would have a negative impact our property values.

As a former president of the townhome association board, I made personnel contact most of the residents of the Longford Lakes homes. I reached about half that I found at home. All of them expressed a desire to not allow this proposal to be approved. They are not opposed to the idea of senior housing in Yorkville, just feel that this company is trying to put two big of building in two small piece of land and too close to an established neighborhood of smaller homes.

I will comment on one other related item. The association board approved an arrangement with the development company for this project so they can have an access road off Freeman Street across townhome association property. This was done without the consensus of the association members. This act may have be illegal and could be contested in court if necessary. The meeting to approve this was held at 10:00 A.M. on a weekday when most members were working and unable to attend.

Sincerely.

Nita and Hartley Pierson

## Chris Heinen

---

**From:** Krysti Barksdale-Noble  
**Sent:** Wednesday, January 20, 2016 1:36 PM  
**To:** Chris Heinen  
**Subject:** FW: Dignified Choice

---

**From:** Bart Olson  
**Sent:** Wednesday, January 20, 2016 1:32 PM  
**To:** Bart Olson  
**Cc:** Gary Golinski; Kathleen Field Orr; Krysti Barksdale-Noble; Nicole Kathman  
**Subject:** FW: Dignified Choice

Hello all (elected officials blindcopied),

Please see below for an email of support on the GC Housing project.

Thanks,

Bart Olson, ICMA-CM  
City Administrator  
United City of Yorkville  
630-553-8537 direct  
630-553-4350 City Hall  
630-308-0582 cell  
[bolson@yorkville.il.us](mailto:bolson@yorkville.il.us)  
City of Yorkville 2.0: [Facebook](#), [Twitter](#), and [YouTube](#)

---

**From:** Joel Frieders [mailto:[joelfrieders@gmail.com](mailto:joelfrieders@gmail.com)]  
**Sent:** Wednesday, January 20, 2016 1:26 PM  
**To:** Bart Olson; Gary Golinski  
**Subject:** Fwd: Dignified Choice

Bart,

I spoke with Dr. Amaal Tokars for a few minutes this afternoon about the Anthony's Place development concept. She voiced her support for the idea and the design and quality of the establishment.

Please share with the rest of the cc

love,  
dad

----- Forwarded message -----

**From:** Amaal Tokars [REDACTED]  
**Date:** Wed, Jan 20, 2016 at 12:59 PM  
**Subject:** Dignified Choice  
**To:** Joel Frieders <[joelfrieders@gmail.com](mailto:joelfrieders@gmail.com)>

Joel,

It was nice to speak with you today about the new apartment building being proposed in Yorkville. This housing development has come to my attention because we host a regular convening meeting for senior providers and the development was recently presented there. In my brief review of the materials presented, I want convey the non-institutionalized look of this interior and exterior. I understand that this is being developed exclusively for seniors of modest income level and hope that this will be a lovely asset added to our beautiful community. I have not seen the detail on bath design, closet space, or exterior greenery; and know that these are also important features for the sustainability of quality housing. I am happy that you are giving this opportunity serious consideration and hope to hear more about progress made.

Peace, Amaal

Amaal V.E. Tokars

Executive Director/Public Health Administrator

Kendall County Health Department

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[www.KendallHealth.Org](http://www.KendallHealth.Org)

1-17-16

Dear Alderman Kot,

First of all thank you for providing a nice place, the Beecher Center, for our Seniors. Many enjoyable hours are spent there as we have some wonderful classes and activities.

I am writing to you and our City Council members regarding Anthony's Place. I understand the Zoning Board did not approve it. I was disappointed when I heard this because this is not a luxury but a necessity. Affordable housing is greatly needed. Oswego has stepped up to the plate and some of our Seniors have moved there. Please consider this seriously. I am 87 years old and have been an advocate for Seniors all my life. In the 26 years that I have lived here that has still been on the top of my list. Give them a chance to have a place of their own. They have earned the right to be independent and you can make that happen.

A concerned citizen  
Rita Murphy

PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE  
THE UNITED CITY OF YORKVILLE  
PLAN COMMISSION  
PC 2015-16

NOTICE IS HEREWITH GIVEN THAT GC Housing Development LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-1, Single-Family Suburban Residence District to R-4, General Multi-Family Residence District. The real property is located near the northeast corner of Walnut Street and Freemont Street in Yorkville, Illinois.

The legal description is as follows:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GUTHRIE SUBDIVISION; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE CENTERLINE OF WALNUT STREET, 330.0 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 07 DEGREES 25 MINUTES 00 SECONDS EAST, 468.0 FEET; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST, 77.08 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 533.31 FEET, AN ARC DISTANCE OF 263.51 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 00 SECONDS WEST, 404.21 FEET TO SAID CENTERLINE; THENCE SOUTH 82 DEGREES 35 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 330.0 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

The application materials for the proposed Rezoning are on file with the City Clerk.

NOTICE IS HEREWITH GIVEN THAT the Plan Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, January 13, 2016 at 7 p.m. at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville City Clerk, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

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

BETH WARREN  
City Clerk

BY: Lisa Pickering  
Deputy Clerk



PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE  
THE UNITED CITY OF YORKVILLE  
ZONING BOARD OF APPEALS  
ZBA 2015-06

NOTICE IS HEREWITH GIVEN THAT GC Housing Development LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting to vary the maximum dwelling units per acre, Section 10-7-1 of the United City of Yorkville Zoning Ordinance, to permit the development of a senior independent living facility with a density of twenty four (24) dwelling units per acre which exceeds the maximum permitted density of eight (8) dwelling units per acre in the R-4, General Multi-Family Residence District. The real property is located near the northeast corner of Walnut Street and Freemont Street in Yorkville, Illinois.

The legal description is as follows:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GUTHRIE SUBDIVISION; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE CENTERLINE OF WALNUT STREET, 330.0 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 07 DEGREES 25 MINUTES 00 SECONDS EAST, 468.0 FEET; THENCE NORTH 82 DEGREES 35 MINUTES 00 SECONDS WEST, 77.08 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 533.31 FEET, AN ARC DISTANCE OF 263.51 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 00 SECONDS WEST, 404.21 FEET TO SAID CENTERLINE; THENCE SOUTH 82 DEGREES 35 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 330.0 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

The application materials for the proposed Variance are on file with the City Clerk.

NOTICE IS HEREWITH GIVEN THAT the Zoning Board of Appeals for the United City of Yorkville will conduct a public hearing on said application on Wednesday, January 6, 2016 at 7 p.m. at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville City Clerk, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

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

BETH WARREN  
City Clerk

BY: Lisa Pickering  
Deputy Clerk



# Memorandum

To: Plan Commission  
From: Chris Heinen, Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: January 6, 2016  
Subject: **PC 2015-16 – Senior Independent Living Facility (Rezoning) –  
NEC of Walnut and Freeman**

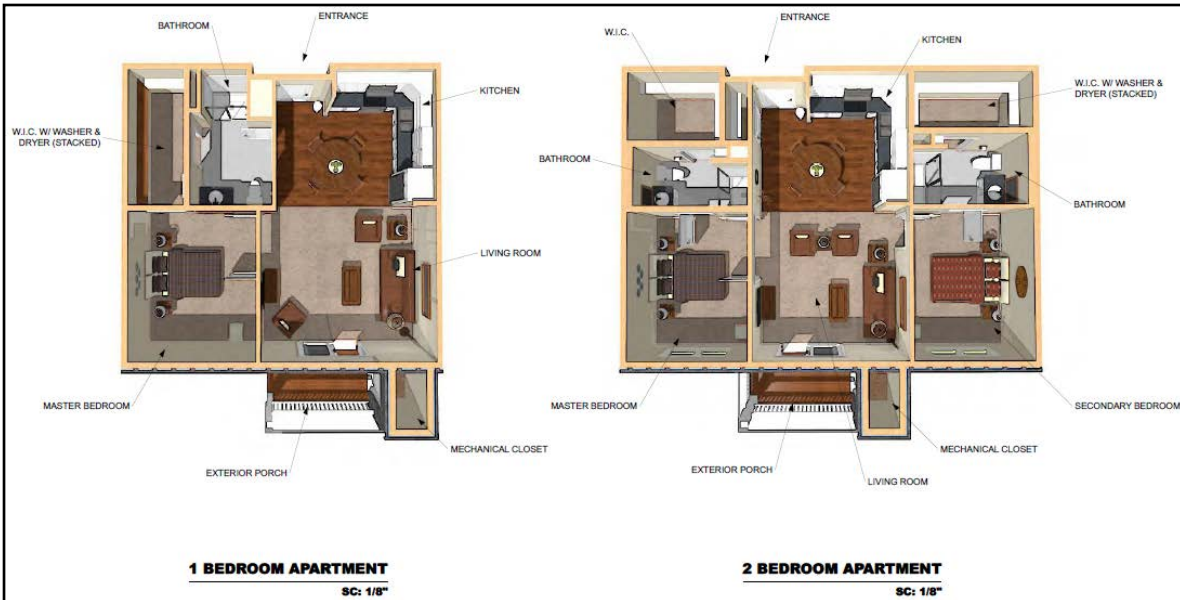
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## **Background & Request:**

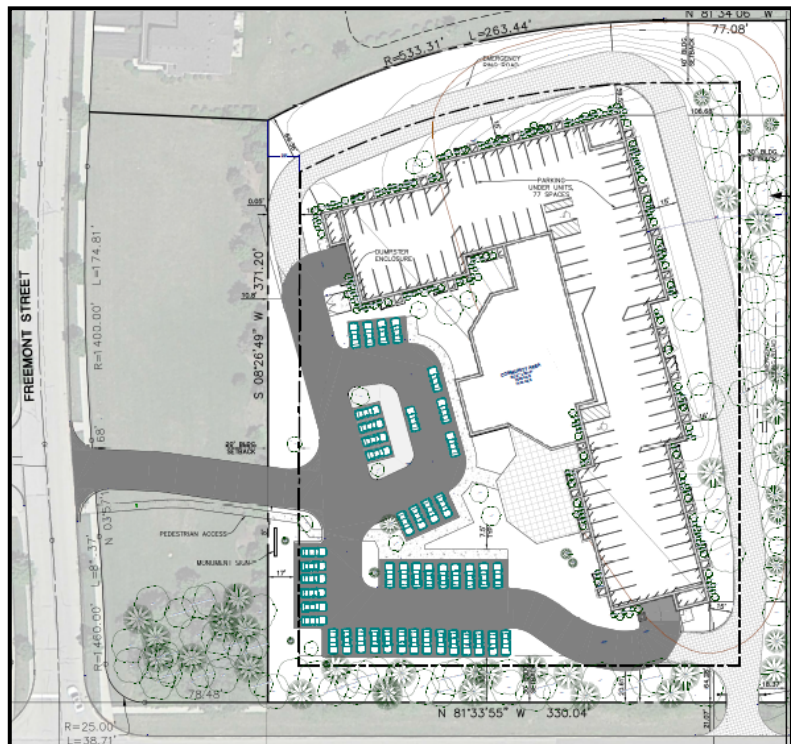
The petitioner, GC Housing Development LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-1, Single-Family Suburban Residence District to R-4, General Multi-Family Residence District. The real property is located near the northeast corner of Walnut Street and Freemont Street in Yorkville, Illinois.



The petitioner is looking to construct a four-story building with an enclosed parking garage which will contain 75 apartment units. The unit breakdown for the development will be 57 one-bedroom units and 18 two-bedroom units. The proposed development will be eligible for occupancy by residents in the 30%-60% of Yorkville's adjusted income levels. Ten percent (10%) of the units, or 8 one-bedroom units, will have rents starting at \$450 - \$500. The remaining one-bedroom rents will be \$925 - \$1,000 and the two-bedroom units will be \$1,050 - \$1,200.



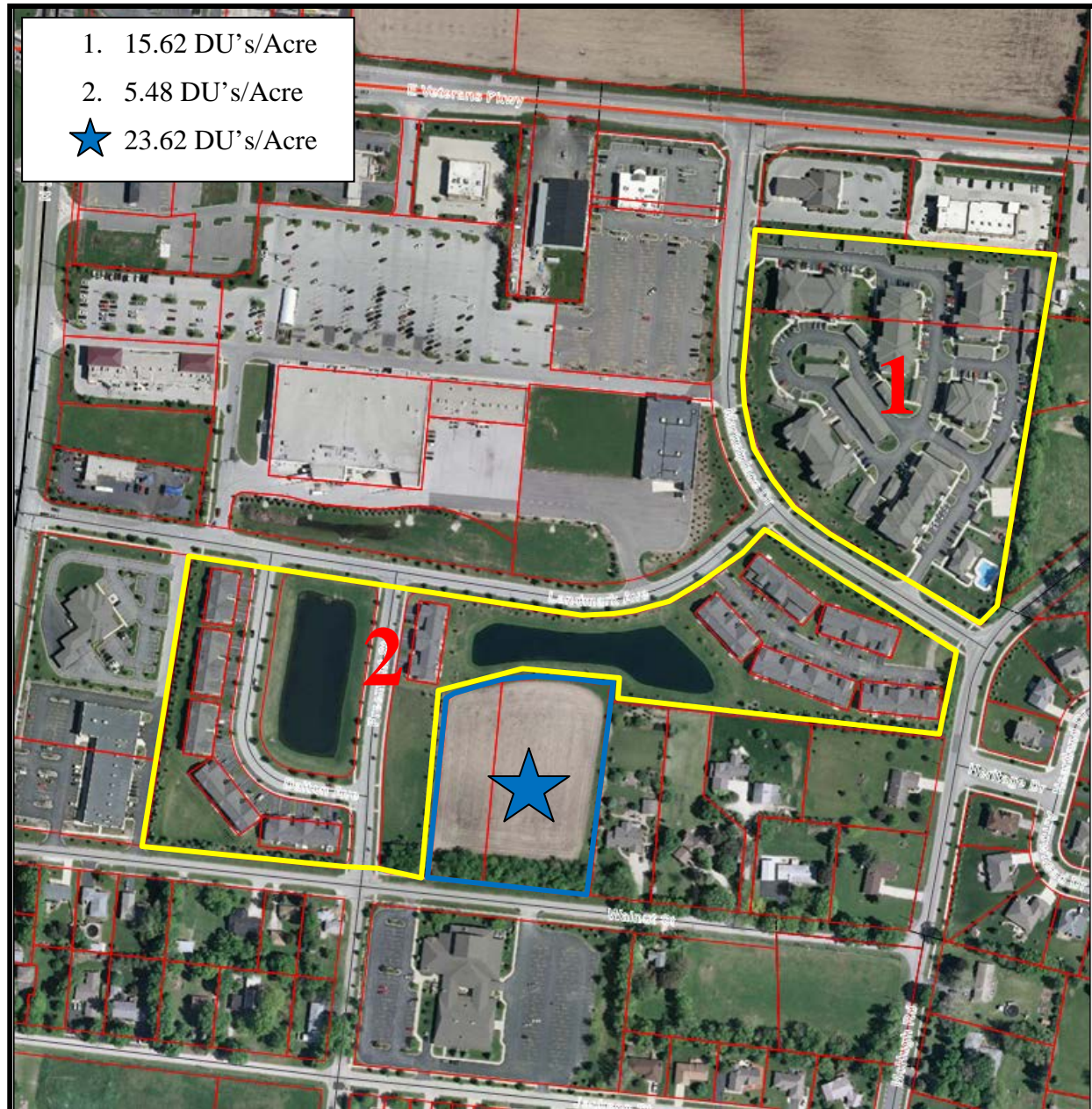
The building will be in an "L" shaped configuration and will be constructed along the eastern and northern property lines. A common area will be part of the building which will house a fitness room, community room, craft room and several other amenities for the residences of the building. The parking lot will be constructed along the southern and western property lines. All setbacks will be met for the project. One access point will be constructed to the west of the property and an emergency access route will be located around the perimeter of the building with an access onto Walnut Street. There will be a 30 foot landscape buffer along the eastern property line to help screen the existing residential property to the east and will entail a 2 to 4 foot high berm with plantings that will aid in the screening of the property.





One (1) monument sign is being proposed on the property. The sign will be located at the entrance of the property. Details of the sign will be reviewed at time of permit and will need to adhere to the current sign ordinance.

**SURROUNDING DENSITIES:**



The subject development (indicated in blue) has an overall density of approximately 23.62 dwelling units per acre. The current regulations for R-4 zoning allow for a maximum density of 8 dwelling units per acre. The petitioner has filed an application for a variance from this regulation to increase the overall density to 24 dwelling units per acre. This petition had a public hearing at the regularly scheduled Zoning Board of Appeals meeting on January 6, 2016.

The following chart shows how this property compares to similar developments.

Development	Current Zoning	Maximum DU's/Acre	Current DU's/Acre
Reserve at Fox River	R-4	8 DU's/Acre	15.62 DU's/Acre
Longford Lakes	R-3	5 DU's/Acre	5.48 DU's/Acre
Heritage Woods*	R-4	8 DU's/Acre	24.86 DU's/Acre
York Meadow Apartments	R-4	8 DU's/Acre	11.69 DU's/Acre
GC Housing Development	R-4	8 DU's/Acre	23.62 DU's/Acre

\*Heritage Woods was granted an increase in density as part of the PUD approval process. (Ord. 2004-65)

### **COMPREHENSIVE PLAN COMPLIANCE:**

The City's Comprehensive Plan Update 2008 had designated this parcel as "Traditional Neighborhood" which is intended primarily for single-family detached residences, "preserving the existing unique residential neighborhoods in the developed core of the City." Future development was envisioned to be in the form of redevelopment of existing sites. It should be noted that a majority of these land uses are located in or around the downtown area. The City is currently updating the Comprehensive Plan and this area may be reconsidered for a different land use.

### **EXISTING CONDITIONS:**

The existing zoning and land use for properties surrounding the subject property are as indicated below:

	Zoning	Land Use
North	R-3, Multi-Family Attached Residence District	Townhomes/Detention Facility
East	R-1, Single-Family Suburban Residence District	Single Family Dwelling
South	R-1, Single-Family Suburban Residence District	Church
West	R-3, Multi-Family Attached Residence District	Townhomes/Vacant Land

### **AMENDMENT CRITERIA:**

Section 10-4-10B of the City's Zoning Ordinance establishes standards for proposed amendment requests. Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the plan commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

1. The existing uses and zoning of nearby property.
2. The extent to which the property values are diminished by the particular zoning restrictions.
3. The extent to which the destruction of property values of plaintiff promotes the health, safety, morals or general welfare of the public.



4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purposes.
6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
7. The community need for the purposed use.
8. The care to which the community has undertaken to plan its land use development.

**The applicant has provided written responses to these amendment standards as part of their application and requests inclusion of those responses into the public record at the January 13, 2016 Plan Commission meeting.**

### **CONDITIONS:**

Staff will seek the following recommended conditions as part of the final approval for the petitions:

- All conditions outlined in a staff memo from Plan Council dated November 23, 2015.
- That the development be used for senior housing (55 years of age or older) and is enforced through a covenant until such time the entire structure is demolished.
- If the petitioner does not obtain the federal funding needed for development or close on the property, the rezoning and variance petitions will become null and void.

### **STAFF COMMENTS:**

Staff has requested that the building be rotated 180 degrees so that the rear of the building would face Freemont Street. This would create a larger buffer to the residences to the east of the property. The City Administrator will be providing additional information regarding the non-planning issues that will need to be addressed as part of this development and will be heard at a regularly scheduled City Council meeting. This proposed rezoning and variance was discussed at Plan Council on November 19, 2015 and the comments listed at that meeting are attached. Additionally, a public hearing was scheduled on January 6, 2016 before the Zoning Board of Appeals for the maximum density variance. A recommendation will be forwarded to the City Council for consideration at the January 26, 2016 regularly scheduled meeting. A recommendation from the Plan Commission will be forwarded to the City Council for consideration at the January 26, 2016 regularly scheduled meeting.

Staff will be available to answer any question the Plan Commission may have at Wednesday night's meeting.

### **PROPOSED MOTION FOR VARIANCE:**

***In consideration of testimony presented during a Public Hearing on January 13, 2016 and approval of the findings of fact, the Plan Commission recommends approval to the City Council for a request to rezone property from R-1, Single-Family Suburban Residence District to R-4, General Multi-Family Residence District. The real property is located near the northeast corner of Walnut Street and Freemont Street in Yorkville, Illinois, as presented by staff in a memorandum dated January 6, 2016 and further subject to {insert any additional conditions of the Plan Commission}...***

**Attachments:**

1. Copy of Petitioner's Applications for Rezoning w/exhibits.
2. Comments from the Plan Council meeting dated November 23, 2015.
3. Response letter from petitioner.
4. Revised site plan and exhibits.
5. Parking Analysis/Traffic Study dated January 5, 2016 from petitioner.
6. Response e-mail regarding the parking analysis/traffic study from City Engineer dated January 6, 2016.
7. Market Analysis dated December 16, 2015 from petitioner.
8. Correspondence from public.
9. Copy of Public Notice.





NW INTERIOR PARKING  
ENTRANCE

S/W ENTRANCE CORNER  
PERSPECTIVE



MAIN CANOPY ENTRANCE

N/W CORNER PERSPECTIVE

Plan

H

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Architects & Engineers  
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Studio Suite 410  
Muskegon, MI 49440  
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F 231 | 722 | 2589

ZONING REVIEW SET  
YORKVILLE, ILLINOIS

YORKVILLE APARTMENT COMPLEX  
GC HOUSING DEVELOPMENT LLC

Project Number
ISSUANCES
10/23/2015 + SCHEMATIC DESIGN REVIEW
10/28/2015 + FOR ZONING REVIEW
12/10/2015 + REVISED FOR ZONING REVIEW
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EXISTING HEDGE ROW

EAST PROPERTY LINE  
LANDSCAPE BERM

**S/E CORNER PERSPECTIVE**



EAST PROPERTY LINE  
LANDSCAPE BERM

**N/E CORNER PERSPECTIVE**

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**ZONING REVIEW SET**  
YORKVILLE, ILLINOIS

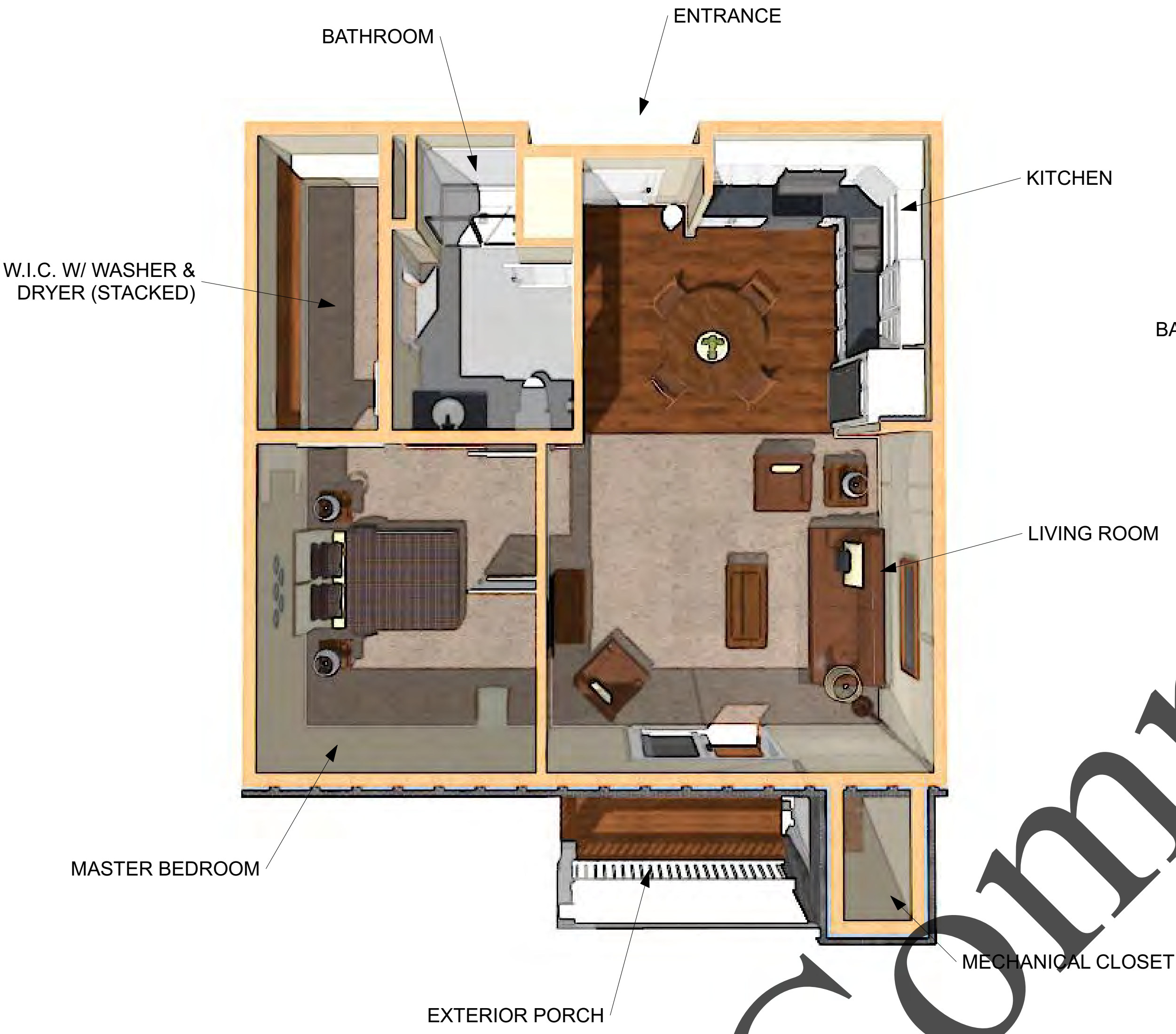
**YORKVILLE APARTMENT COMPLEX**  
GC HOUSING DEVELOPMENT LLC

Project Number	
ISSUANCES	
10/23/2015 +	SCHEMATIC DESIGN REVIEW
10/28/2015 +	FOR ZONING REVIEW
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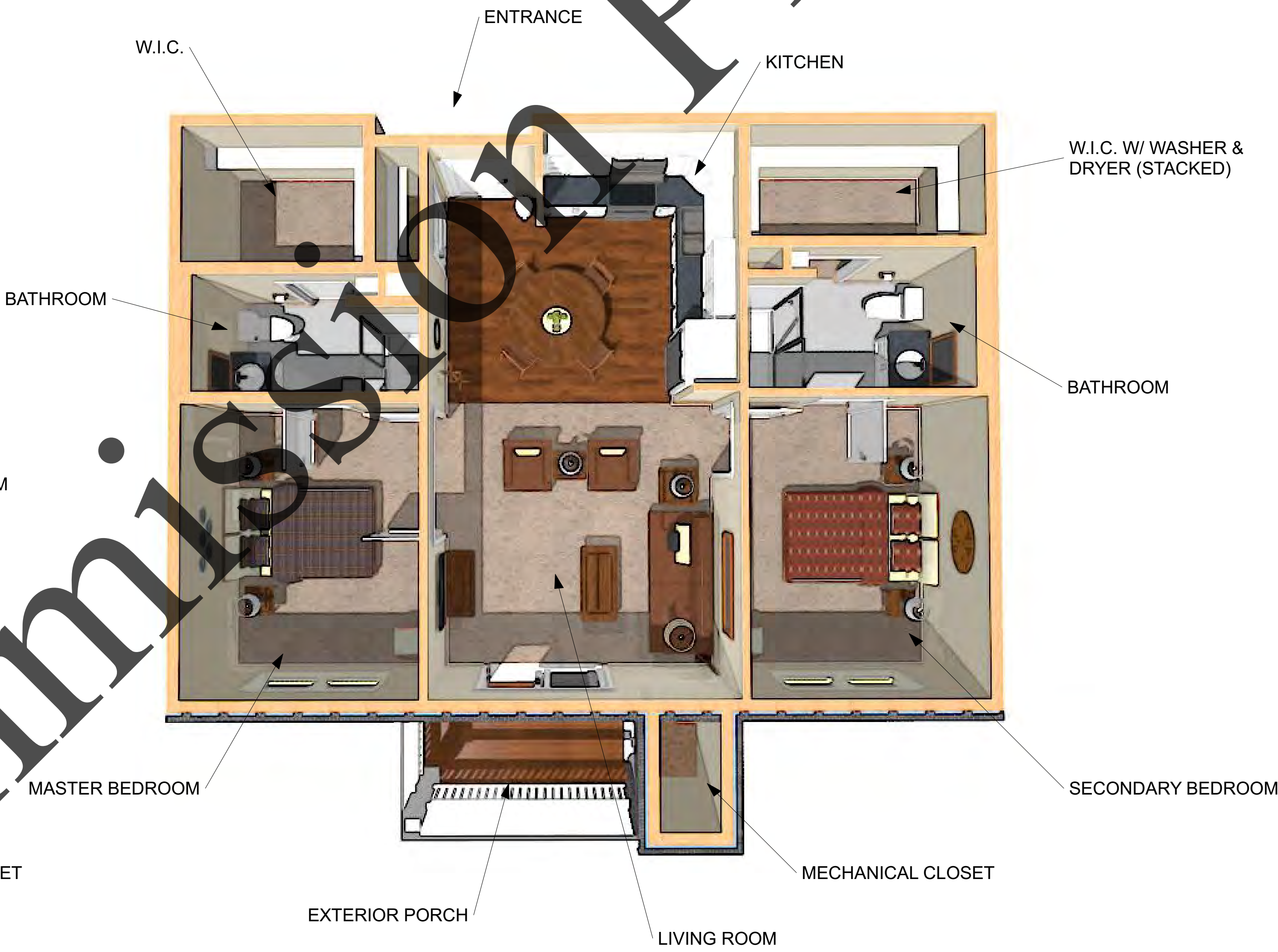
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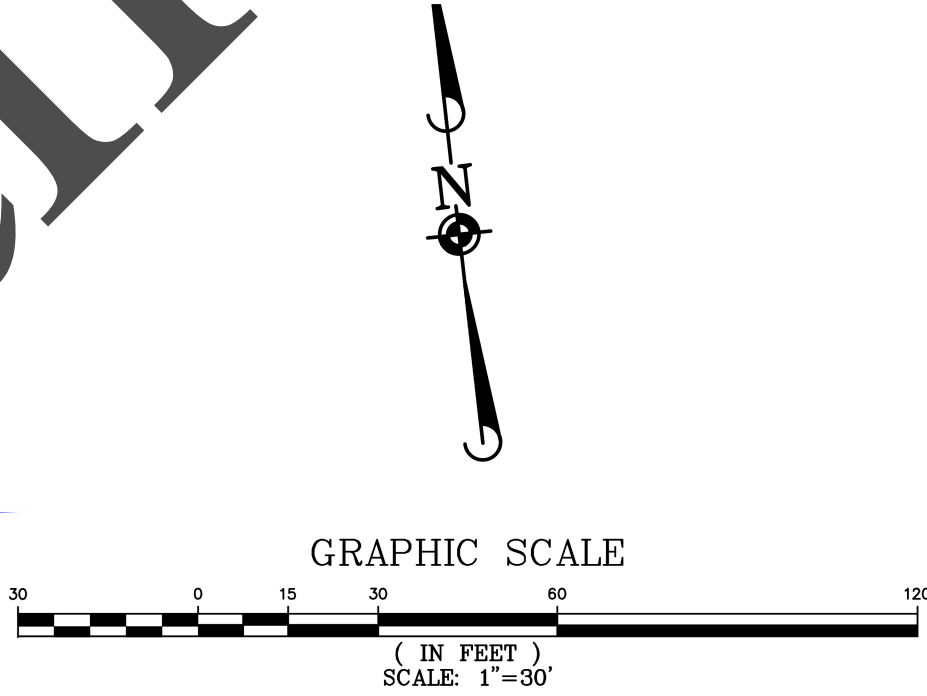
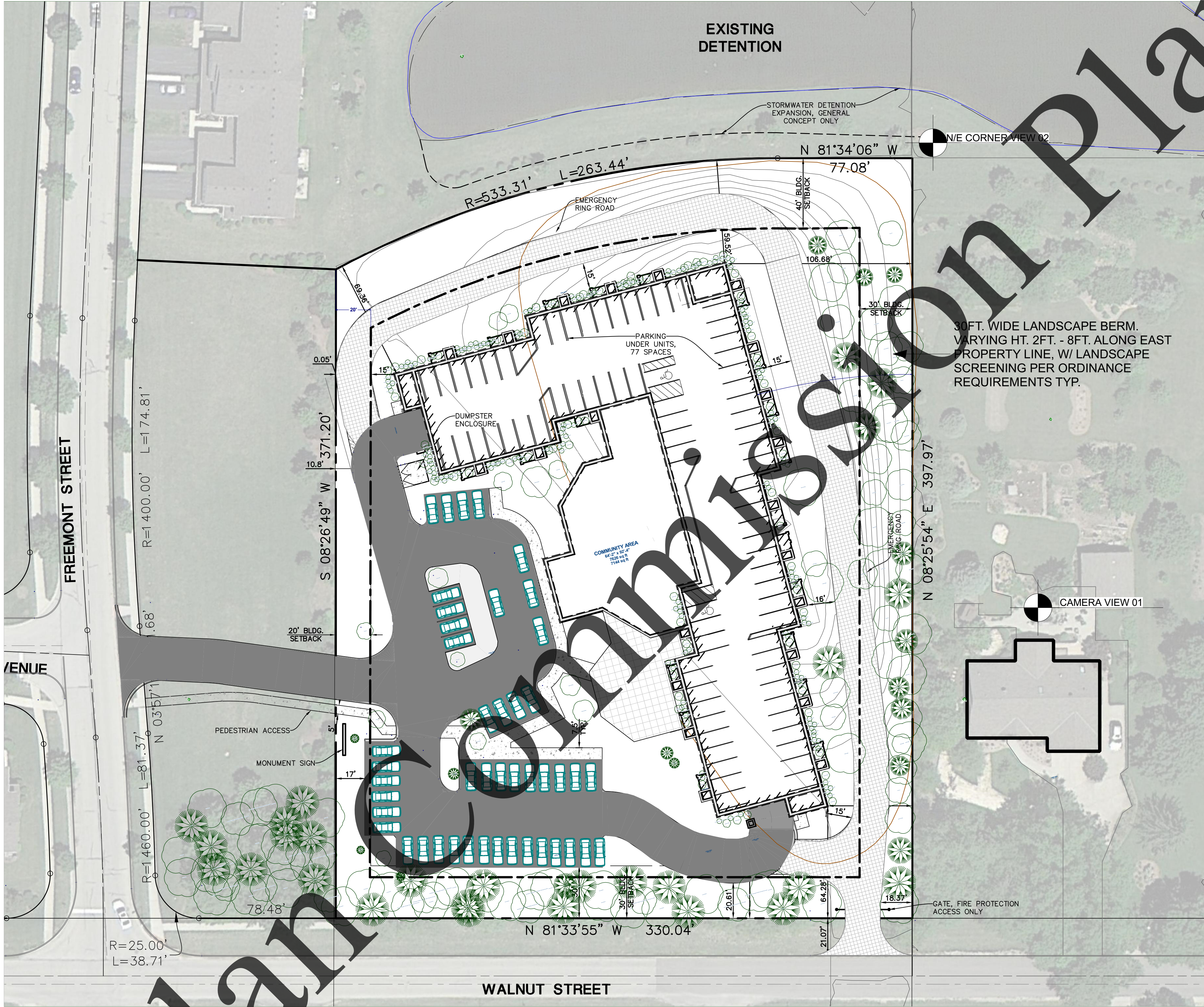


1 BEDROOM APARTMENT  
SC: 1/8"



2 BEDROOM APARTMENT  
SC: 1/8"





SITE DATA TABLE		
Subject Property (Current)	PROPERTY ZONING	PROPERTY USE
Subject Property (Proposed)	R-1 Single-Family Suburban Residence	Vacant
North Property	R-4 Single-Family Suburban Residence	Senior Independent Living
East Property	R-3 Multi-Family Attached Residence	Multi-Family Residence (Townhomes)
South Property	R-1 Single-Family Suburban Residence	Single Family Residence
West Property	R-1 Single-Family Suburban Residence	Church
	R-3 Multi-Family Attached Residence	Multi-Family Residence (Townhomes)

REQUIRED MINIMUM	REQUIRED MINIMUM	PROPOSED
Front Yard (South)	30 feet	51.37 feet
Interior Side Yard (West)	12 feet or 60% of Building Height (37)	35 feet
Interior Side Yard (East)	12 feet or 60% of Building Height (37)	48.42 feet
Rear Yard (North)	40 feet	59.52 feet

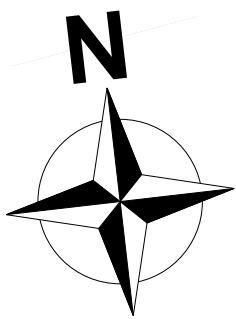
	REQUIRED	PROPOSED
Total Parking Stalls	38 (0.5 per Unit, 75 Units)	114 (77 Under Units, 37 Exterior)
ADA Accessible Stalls	5 (ADAAG 4.1.2(5)(a))	5 (2 Under Units, 3 Exterior)

	PERMITTED MAXIMUM	PROPOSED
Lot Coverage	70% (96,803 SF)	58.3% (80,650 SF)
Building Coverage		26.2% (36,240 SF)
Parking Lot		17.6% (24,268 SF)
Sidewalks		3.7% (5,165 SF)
Emergency Ring Road		10.8% (14,977 SF)
Building Height		61'-8"

\*based on site area of approx. 138,290 SF

DENSITY DESCRIPTION	
North Property	Low
East Property	Medium
South Property	High
West Property	Low

PAVEMENT LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT
	EMERGENCY RING ROAD PAVEMENT
	CONCRETE SIDEWALK PAVEMENT



## PROPOSED SITE PLAN

SC: 1/60"

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## ZONING REVIEW SET

YORKVILLE, ILLINOIS

## YORKVILLE APARTMENT COMPLEX

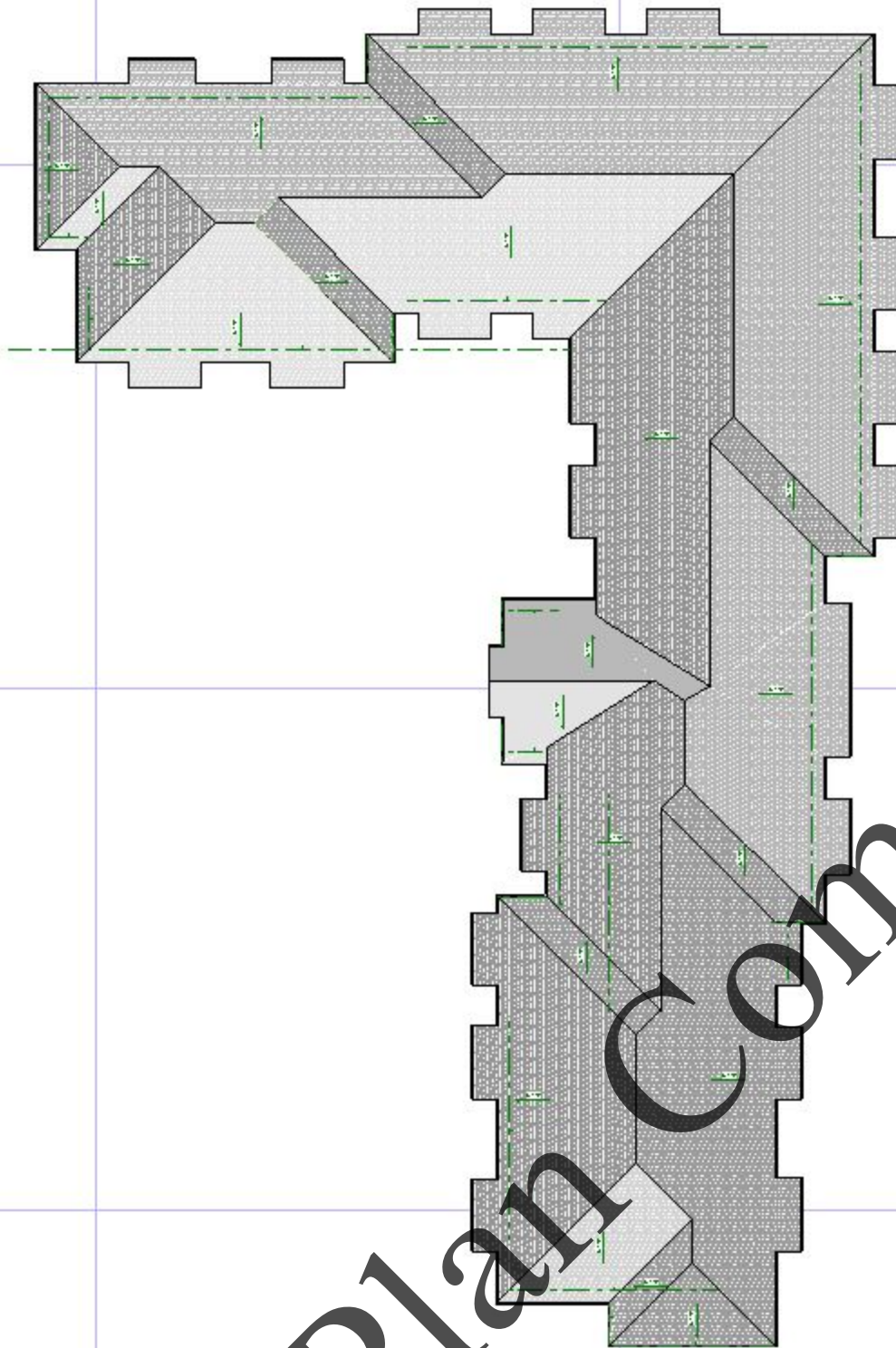
GC HOUSING DEVELOPMENT LLC

Project Number	
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12/10/2015 +	REVISED FOR ZONING REVIEW

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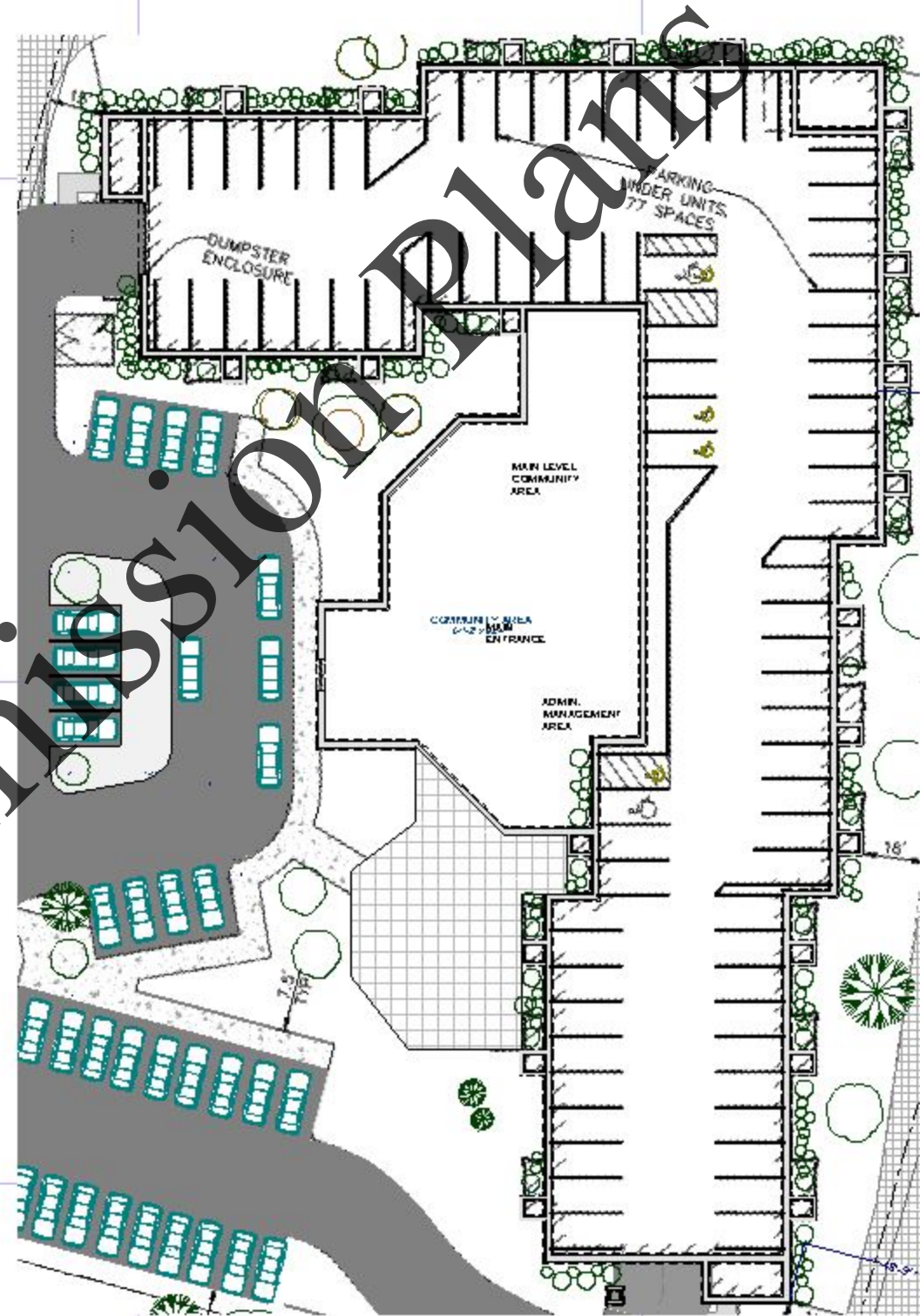
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ROOF PLAN

SC: 1/16"



PARKING LEVEL FLOOR PLAN

SC: 1/16"

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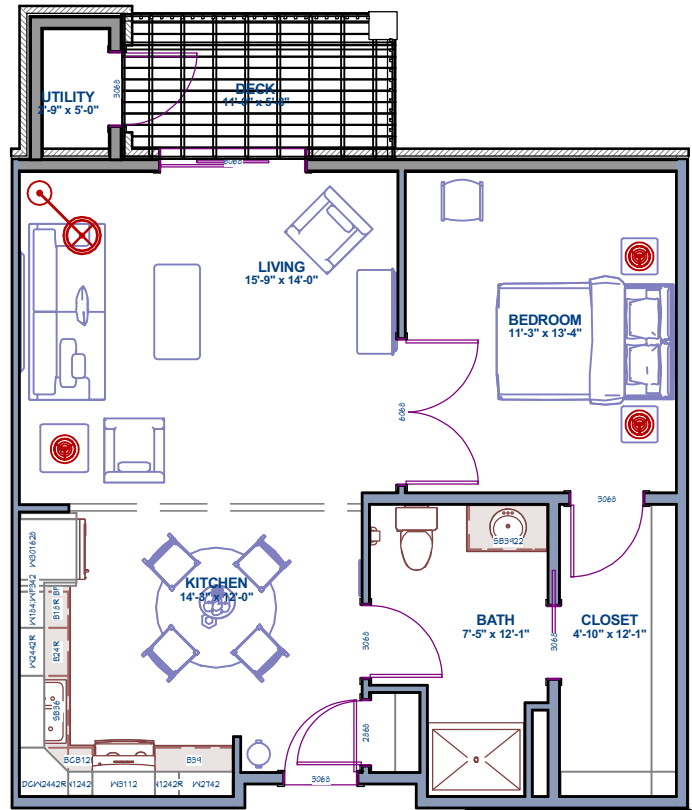
ARCHITECT: HENRY  
ARCHITECTS & ENGINEERS  
300 NORTH AVENUE  
MADISON, WI 53703  
PHONE: 608.261.1111  
FAX: 608.261.1111

**ZONING REVIEW SET**  
YORKVILLE, ILLINOIS  
**YORKVILLE APARTMENT COMPLEX**  
GC HOUSING DEVELOPMENT LLC

DATE: 10/23/2014  
10/23/2014 4 5 CHROMATIC  
DESIGN REVIEW  
10/28/2014 4 FOR ZONING  
REVIEW  
12/10/2014 4 REVISED FOR  
ZONING REVIEW

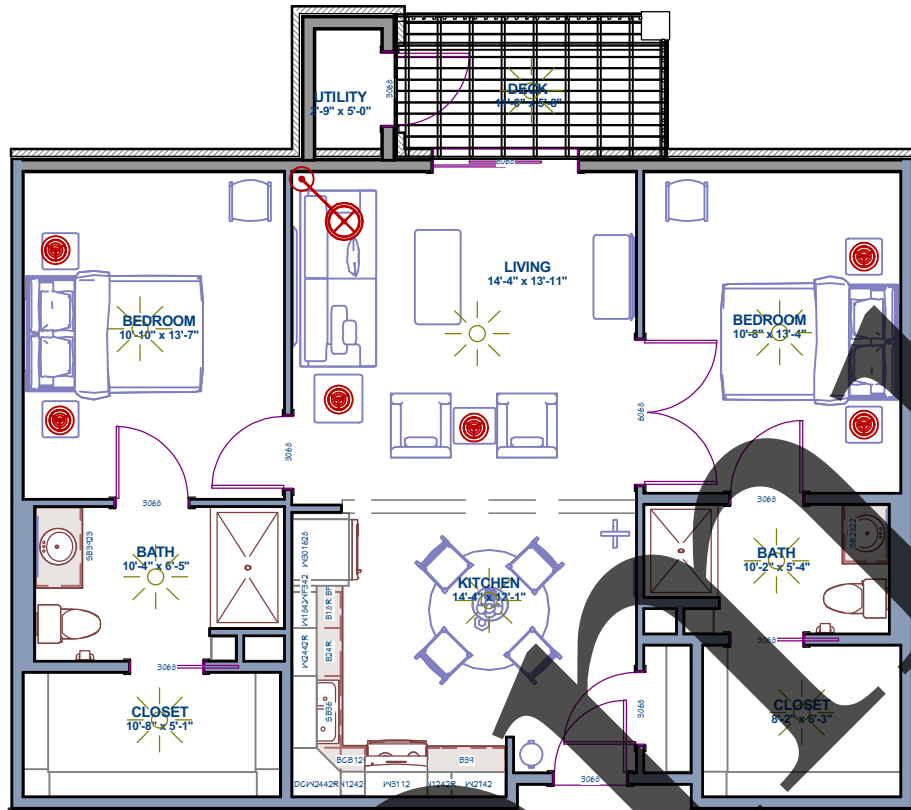
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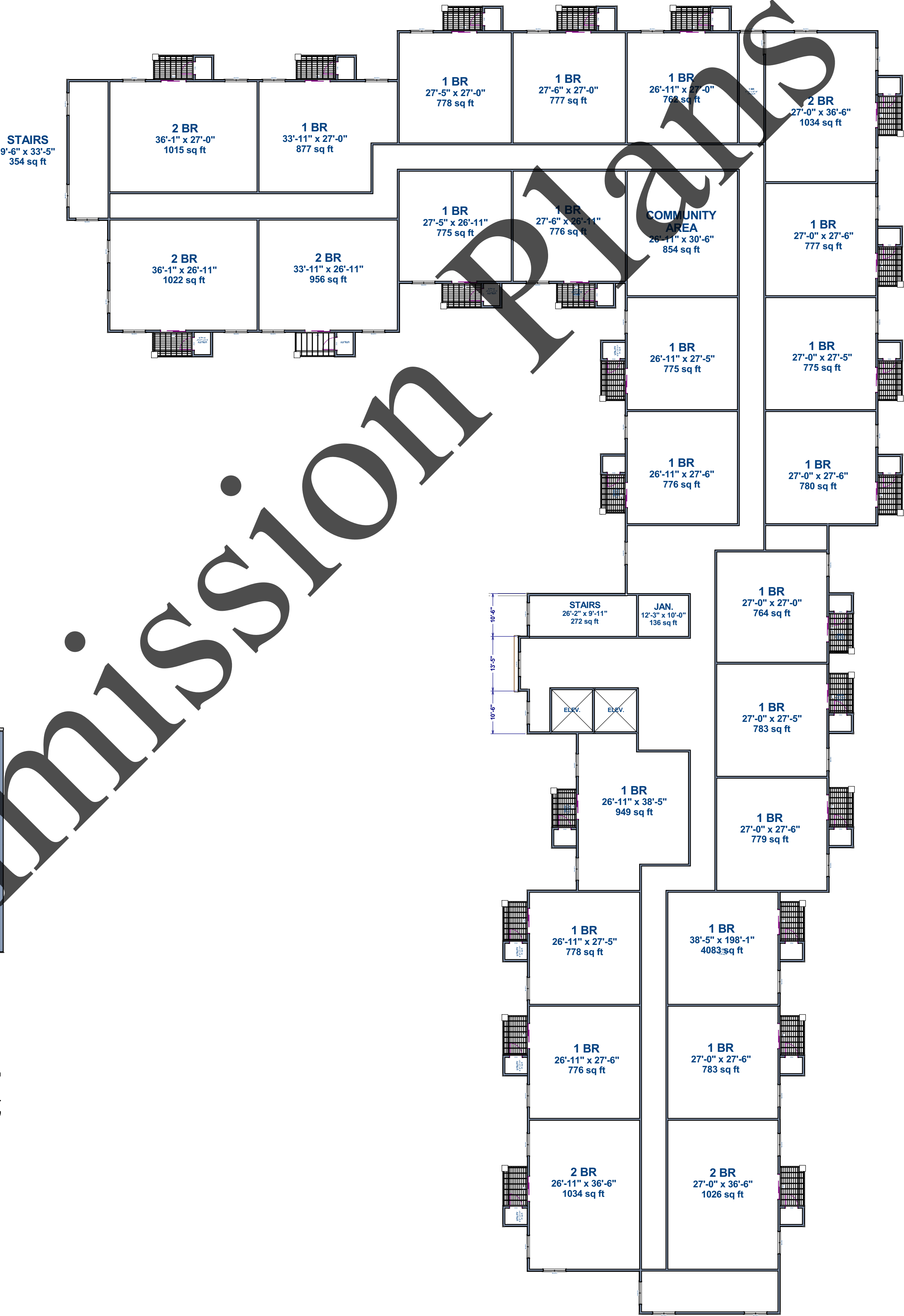
1 BEDROOM APARTMENT

SC: 1/8"



2 BEDROOM APARTMENT

SC: 1/8"



FLOOR PLAN LEVELS 2-4

SC: 1/16"

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Architects & Engineers

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Muskegon, MI 49440

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ZONING REVIEW SET

YORKVILLE, ILLINOIS

YORKVILLE APARTMENT COMPLEX

GC HOUSING DEVELOPMENT LLC

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**WEST ELEVATION**

SC: 3/32"



**SOUTH ELEVATION**

SC: 3/32"

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Architects & Engineers  
316 Morris Avenue  
Studio Suite 410  
Muskegon, MI 49440  
P 231.722.1340  
F 231.722.1259

**ZONING REVIEW SET**  
YORKVILLE, ILLINOIS

**YORKVILLE APARTMENT COMPLEX**  
GC HOUSING DEVELOPMENT LLC

Project Number

ISSUANCES

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DESIGN REVIEW

10/28/2015 + FOR ZONING  
REVIEW

12/10/2015 + REVISED FOR  
ZONING REVIEW

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**EAST ELEVATION**

SC: 3/32"



**NORTH ELEVATION**

SC: 3/32"

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**ZONING REVIEW SET**  
YORKVILLE, ILLINOIS

**YORKVILLE APARTMENT COMPLEX**  
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**A1.8**





**VIEW FROM N/E CORNER OF  
ADJACENT PROPERTY**



**SOLAR ANGLE CROSS SECTION STUDY**

SC: 1/16"

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YORKVILLE, ILLINOIS

**YORKVILLE APARTMENT COMPLEX**  
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**S/W BIRD'S EYE PERSPECTIVE**



**S/E BIRD'S EYE PERSPECTIVE**

Plan Commission Plans

H

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ZONING REVIEW SET

YORKVILLE, ILLINOIS

YORKVILLE APARTMENT COMPLEX

GC HOUSING DEVELOPMENT LLC

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<b>A1.10</b>





# Memorandum

To: Zoning Board of Appeals  
From: Chris Heinen, Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: December 29, 2015  
Subject: **ZBA 2015-06 – Senior Independent Living Facility (Variance) –  
NEC of Walnut and Freeman**

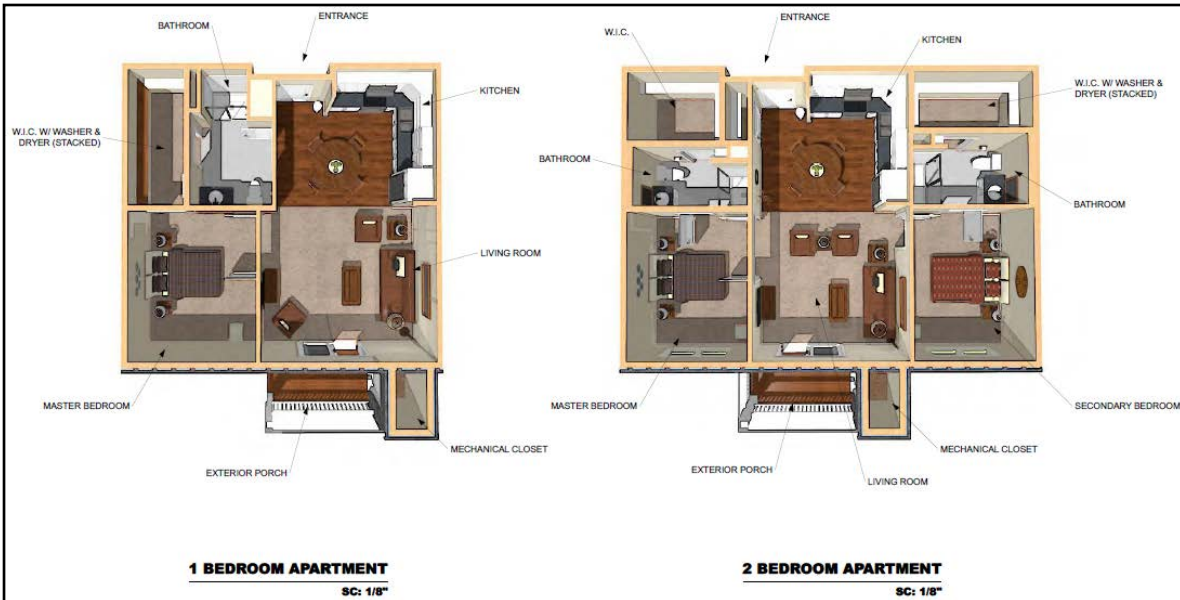
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## **Background & Request:**

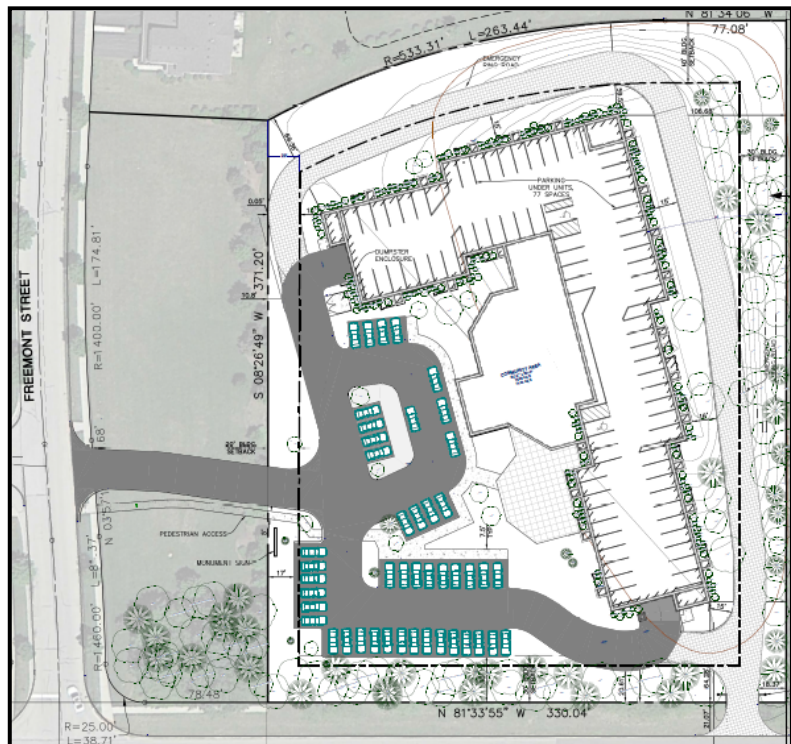
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The petitioner is looking to construct a four-story building with an enclosed parking garage which will contain 75 apartment units. The unit breakdown for the development will be 57 one-bedroom units and 18 two-bedroom units. The proposed development will be eligible for occupancy by residents in the 30%-60% of Yorkville's adjusted income levels. Ten percent (10%) of the units, or 8 one-bedroom units, will have rents starting at \$450 - \$500. The remaining one-bedroom rents will be \$925 - \$1,000 and the two-bedroom units will be \$1,050 - \$1,200.



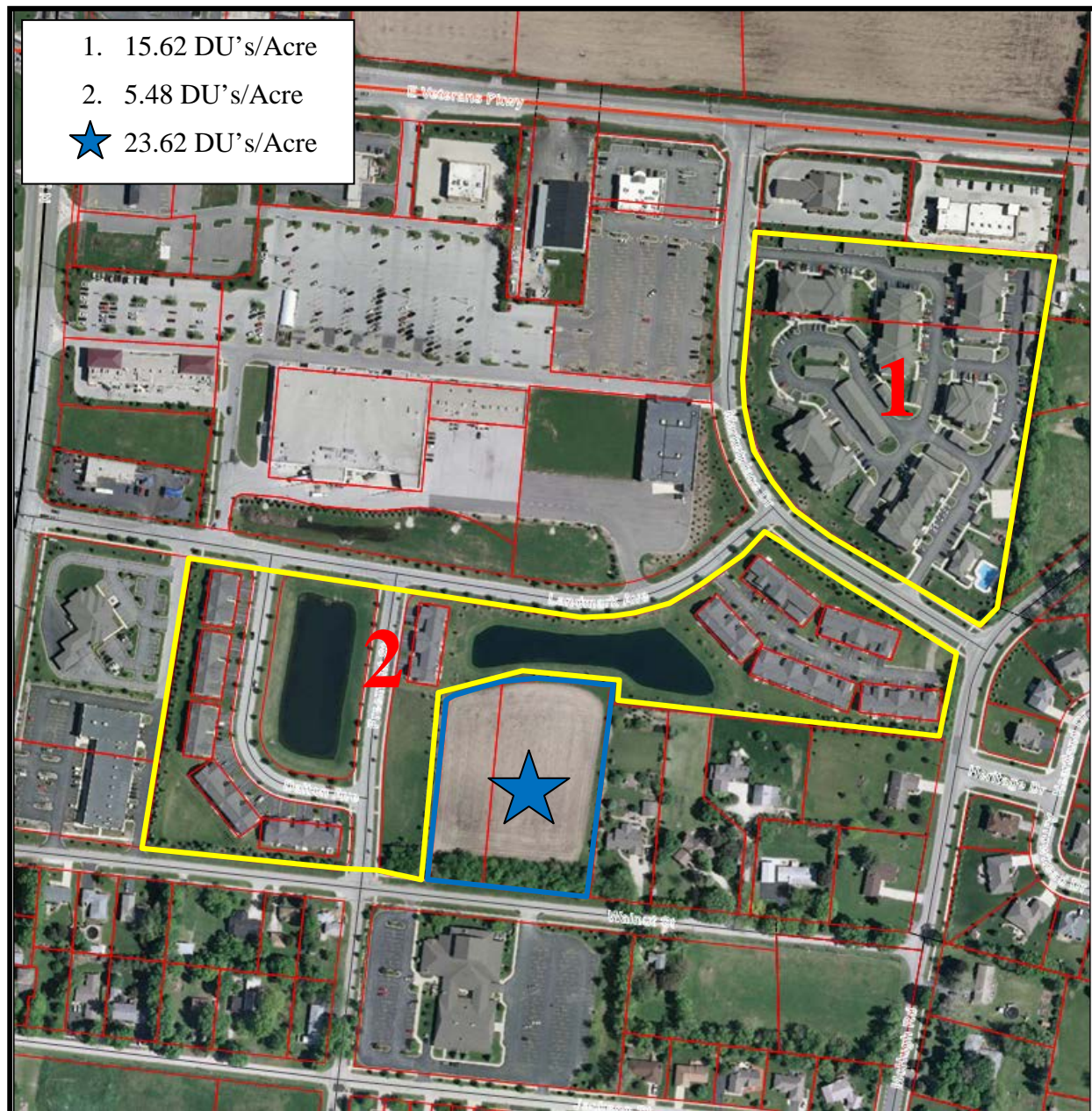
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### **SURROUNDING DENSITIES:**



The subject development (indicated in blue) has an overall density of approximately 23.62 dwelling units per acre. The current regulations for R-4 zoning allow for a maximum density of 8 dwelling units per acre. The petitioner has filed an application for a variance from this regulation to increase the overall density to 24 dwelling units per acre.

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\*Heritage Woods was granted an increase in density as part of the PUD approval process. (Ord. 2004-65)

### **COMPREHENSIVE PLAN COMPLIANCE:**

The City's Comprehensive Plan Update 2008 had designated this parcel as "Traditional Neighborhood" which is intended primarily for single-family detached residences, "preserving the existing unique residential neighborhoods in the developed core of the City." Future development was envisioned to be in the form of redevelopment of existing sites. It should be noted that a majority of these land uses are located in or around the downtown area. The City is currently updating the Comprehensive Plan and this area may be reconsidered for a different land use.

### **EXISTING CONDITIONS:**

The existing zoning and land use for properties surrounding the subject property are as indicated below:

	Zoning	Land Use
North	R-3, Multi-Family Attached Residence District	Townhomes/Detention Facility
East	R-1, Single-Family Suburban Residence District	Single Family Dwelling
South	R-1, Single-Family Suburban Residence District	Church
West	R-3, Multi-Family Attached Residence District	Townhomes/Vacant Land

### **STANDARDS FOR GRANTING A VARIANCE:**

The Zoning Board of Appeals must base its decision to vary, or recommend varying, the Petitioner's request for *maximum density* relief of the Zoning Ordinance regulation upon the following standards (Section 10-4-7-C):

1. Because the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.

2. The conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The alleged difficulty or hardship is caused by this Title and has not been created by any person presently having an interest in the property.
4. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
5. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger to the public safety, or substantially diminish or impair property values within the neighborhood.

**The applicant has provided written responses to these variance standards as part of their application and requests inclusion of those responses into the public record at the January 6, 2015 Zoning Board of Appeals meeting.**

#### **ZBA ACTION:**

Upon closing the hearing, staff requests that the Zoning Board of Appeals make its findings for the maximum density variance based upon each of the standards listed above and evidence provided by the applicant during the public hearing. The purpose of the standards is to help guide you in making your decision. Municipal Code 10-4-7-D outlines occasions when the Zoning Board of Appeals may make a final determination. Maximum Density variations are not covered by this Section; therefore, the ZBA will be making a recommendation to the City Council regarding this variance request.

After making your findings, a recommendation regarding the variance request will then be forwarded to the City Council. Your recommendation may be to approve the requested variance, recommend approval of the requested variance with condition(s), or recommend denial of the requested variance.

#### **VARIANCE CONDITIONS:**

Staff will seek the following recommended conditions as part of the final approval for the petitions:

- All conditions outlined in a staff memo from Plan Council dated November 23, 2015.
- That the development be used for senior housing (55 years of age or older) and is enforced through a covenant until such time the entire structure is demolished.
- If the petitioner does not obtain the federal funding needed for development, the rezoning and variance petitions will become null and void.

#### **STAFF COMMENTS:**

Staff has requested that the building be rotated 180 degrees so that the rear of the building would face Fremont Street. This would create a larger buffer to the residences to the east of the property. The City Administrator will be providing additional information regarding the non-

planning issues that will need to be addressed as part of this development and will be heard at a regularly scheduled City Council meeting. This proposed rezoning and variance was discussed at Plan Council on November 19, 2015 and the comments listed at that meeting are attached. Additionally, the petitioner has filed a rezoning petition and a public hearing will be scheduled on January 13, 2016 before the Plan Commission. A recommendation will be forwarded to the City Council for consideration at the January 26, 2016 regularly scheduled meeting.

Staff will be available to answer any question the Zoning Board of Appeals may have at Wednesday night's meeting.

**PROPOSED MOTION FOR VARIANCE:**

*In consideration of testimony presented during a Public Hearing on January 6, 2016 and approval of the findings of fact, the Zoning Board of Appeals recommends approval to the City Council of a request to vary the maximum dwelling units per acre, Section 10-7-1 of the United City of Yorkville Zoning Ordinance, to permit the development of a senior independent living facility with a density of twenty four (24) dwelling units per acre which exceeds the maximum permitted density of eight (8) dwelling units per acre in the R-4, General Multi-Family Residence District, as presented by staff in a memorandum dated December 29, 2015 and further subject to {insert any additional conditions of the Zoning Board of Appeals}...*

**Attachments:**

1. Copy of Petitioner's Applications for Variance w/exhibits.
2. Comments from the Plan Council meeting dated November 23, 2015.
3. Response letter from petitioner.
4. Revised site plan and exhibits.
5. Copy of Public Notice.





NW INTERIOR PARKING  
ENTRANCE

S/W ENTRANCE CORNER  
PERSPECTIVE



MAIN CANOPY ENTRANCE

N/W CORNER PERSPECTIVE

H

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HOOKEr | DE JONG  
Architects & Engineers  
316 Morris Avenue  
Studio Suite 410  
Muskegon, MI 49440  
P 231 | 722 | 3407  
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ZONING REVIEW SET  
YORKVILLE, ILLINOIS

YORKVILLE APARTMENT COMPLEX  
GC HOUSING DEVELOPMENT LLC

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EXISTING HEDGE ROW

EAST PROPERTY LINE  
LANDSCAPE BERM

**S/E CORNER PERSPECTIVE**



EAST PROPERTY LINE  
LANDSCAPE BERM

**N/E CORNER PERSPECTIVE**

H

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Architects & Engineers  
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Studio Suite 410  
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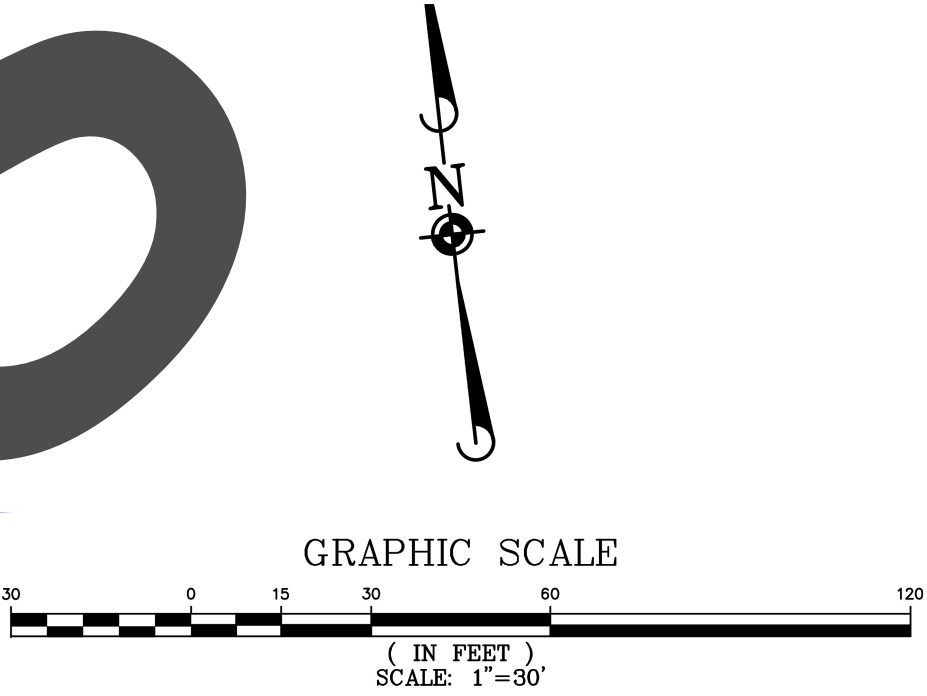
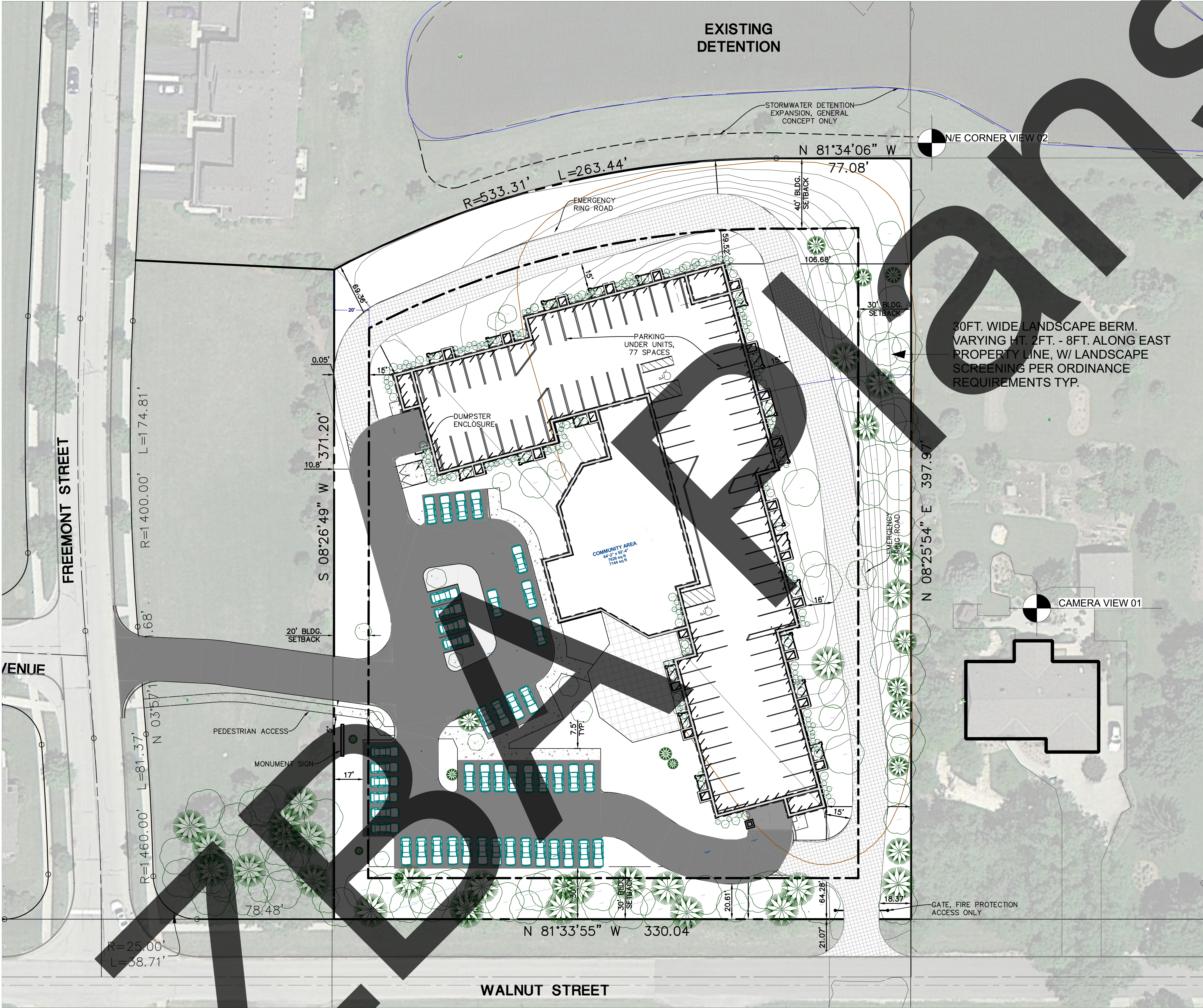
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**A1.2**









30FT. WIDE LANDSCAPE BERM.  
VARYING HT. 2FT. - 8FT. ALONG EAST  
PROPERTY LINE, W/ LANDSCAPE  
SCREENING PER ORDINANCE  
REQUIREMENTS TYP.

SITE DATA TABLE

Subject Property	PROPERTY ZONING	PROPERTY USE
Subject Property (Current)	R-1 Single-Family Suburban Residence	Vacant
Subject Property (Proposed)	R-4 Single-Family Suburban Residence	Senior Independent Living
North Property	R-3 Multi-Family Attached Residence	Multi-Family Residence (Townhomes)
East Property	R-1 Single-Family Suburban Residence	Single Family Residence
South Property	R-1 Single-Family Suburban Residence	Church
West Property	R-3 Multi-Family Attached Residence	Multi-Family Residence (Townhomes)

REQUIRED MINIMUM	REQUIRED MINIMUM	PROPOSED
Front Yard (South)	30 feet	51.37 feet
Interior Side Yard (West)	12 feet or 60% of Building Height (37)	35 feet
Interior Side Yard (East)	12 feet or 60% of Building Height (37)	48.42 feet
Rear Yard (North)	40 feet	59.52 feet

	REQUIRED	PROPOSED
Total Parking Stalls	38 (0.5 per Unit, 75 Units)	114 (77 Under Units, 37 Exterior)
ADA Accessible Stalls	5 (ADAAG 4.1.2(5)(a))	5 (2 Under Units, 3 Exterior)

	PERMITTED MAXIMUM	PROPOSED
Lot Coverage	70% (96,803 SF)	58.3% (80,650 SF)
Building Coverage		26.2% (36,240 SF)
Parking Lot		17.6% (24,268 SF)
Sidewalks		3.7% (5,165 SF)
Emergency Ring Road		10.8% (14,977 SF)
Building Height		61'-8"

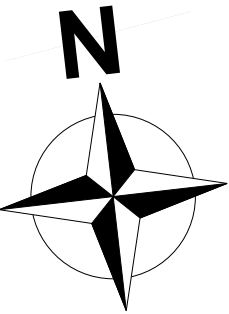
\*based on site area of approx. 138,290 SF

DENSITY DESCRIPTION

North Property	Low
East Property	Medium
South Property	High
West Property	Low

PAVEMENT LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	EMERGENCY RING ROAD PAVEMENT
	CONCRETE SIDEWALK PAVEMENT



PROPOSED SITE PLAN

SC: 1/60"

H

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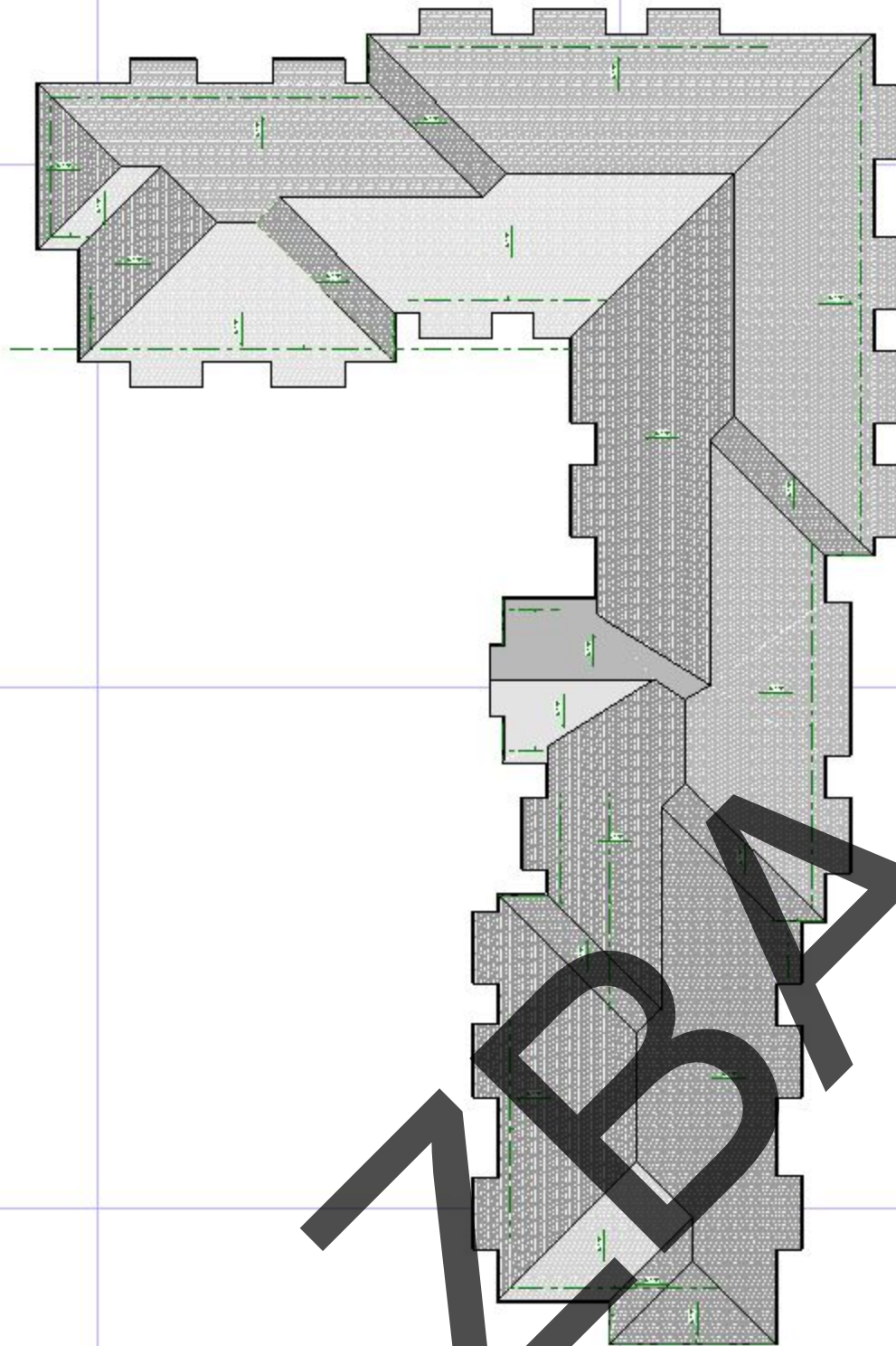
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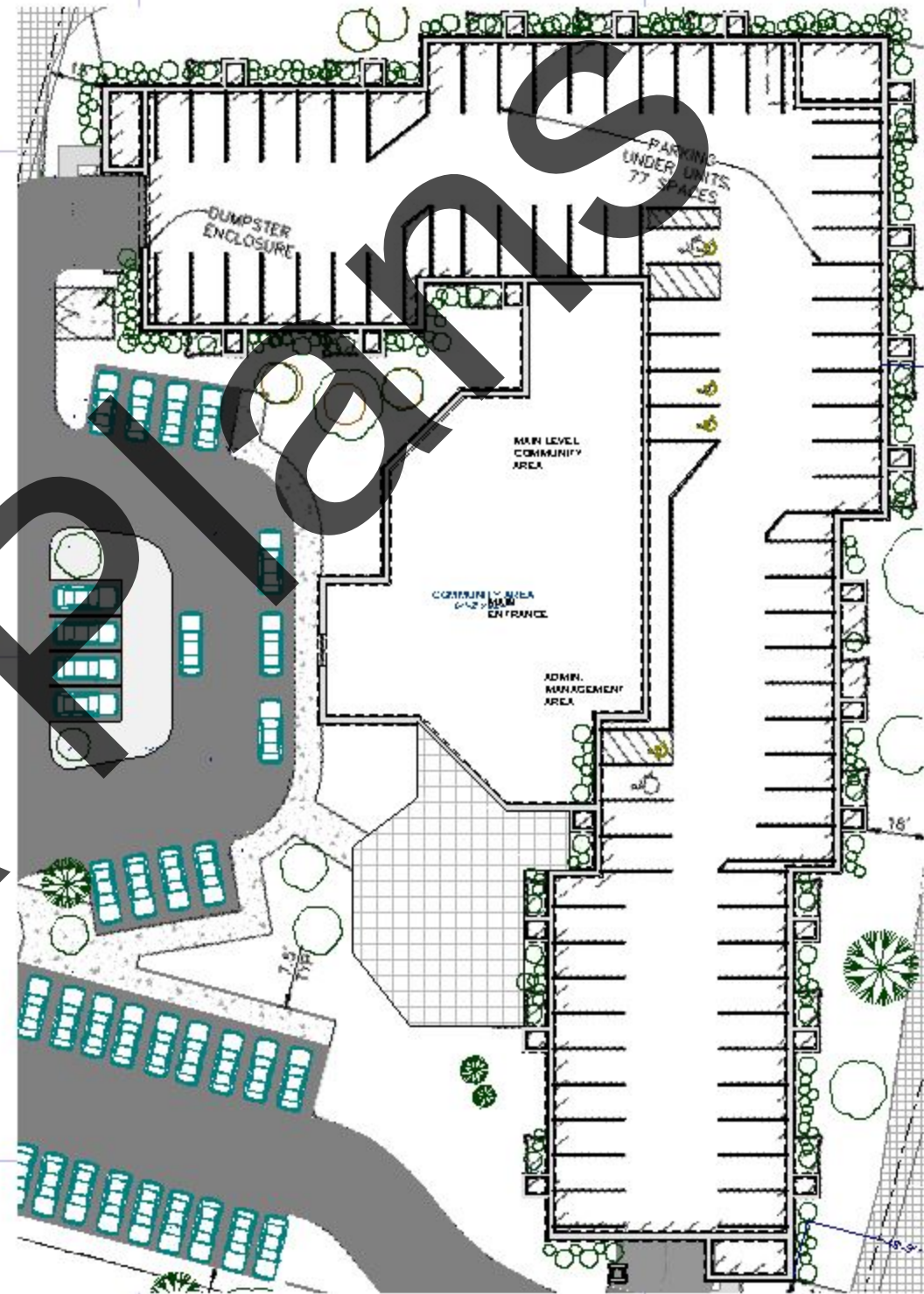
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**ROOF PLAN**

SC: 1/16"



**PARKING LEVEL FLOOR PLAN**

SC: 1/16"

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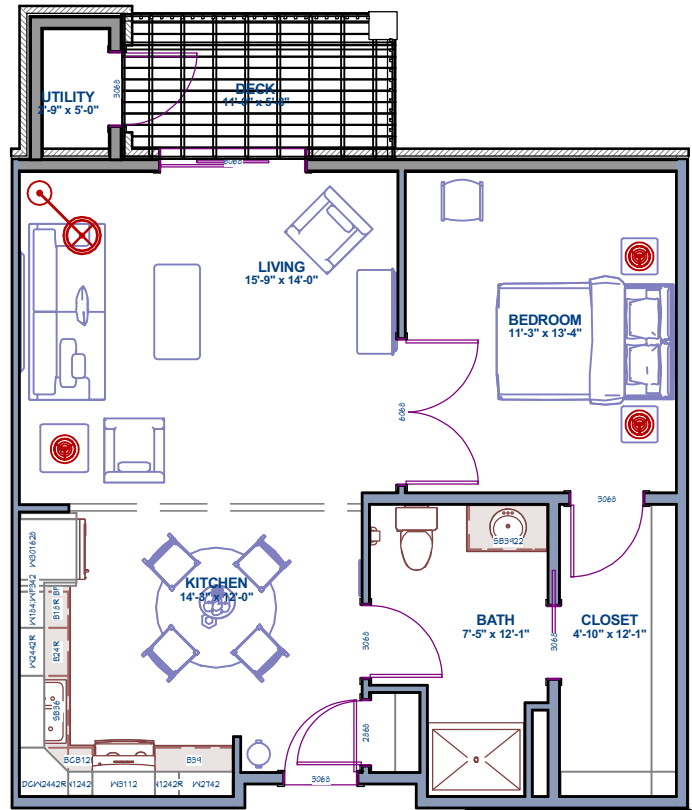
ARCHITECT (SHELLY)  
Architect & Engineers  
300 North Avenue  
Madison, NJ 07940  
Phone: (609) 521-1100  
Fax: (609) 521-1000

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DATE	DESCRIPTION
10/23/2015	4.5.15 CHLORINE
10/23/2015	4.5.15 CHLORINE REVIEW
10/23/2015	4.5.15 FOR ZONING REVIEW
10/23/2015	4.5.15 FOR ZONING REVIEW

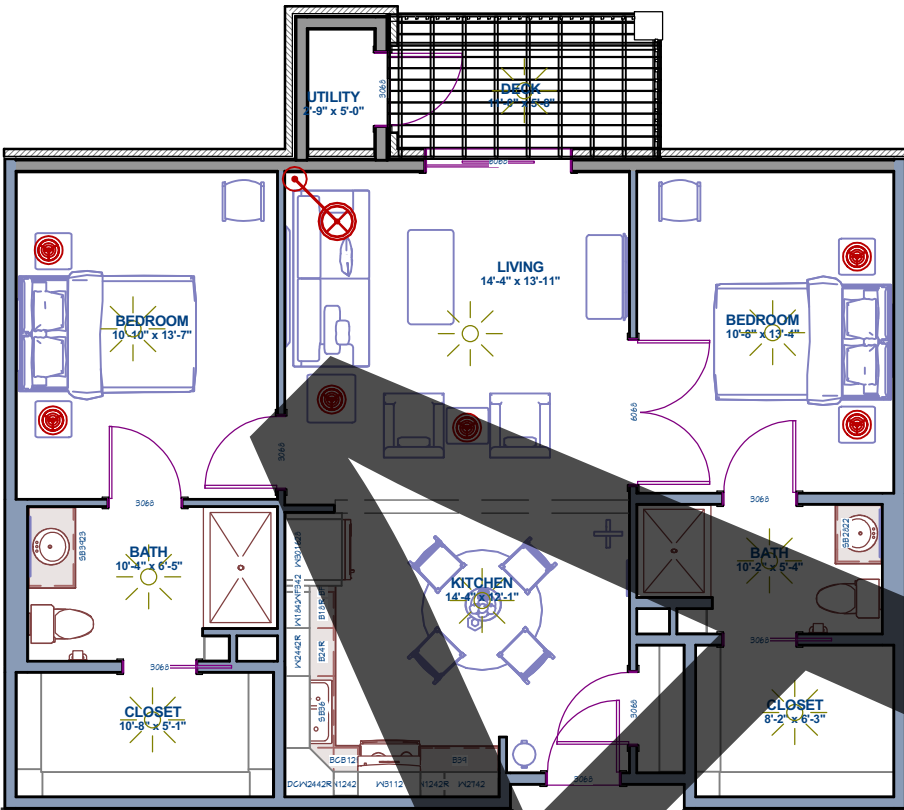
Architectural site plan is not to scale

**A1.5**



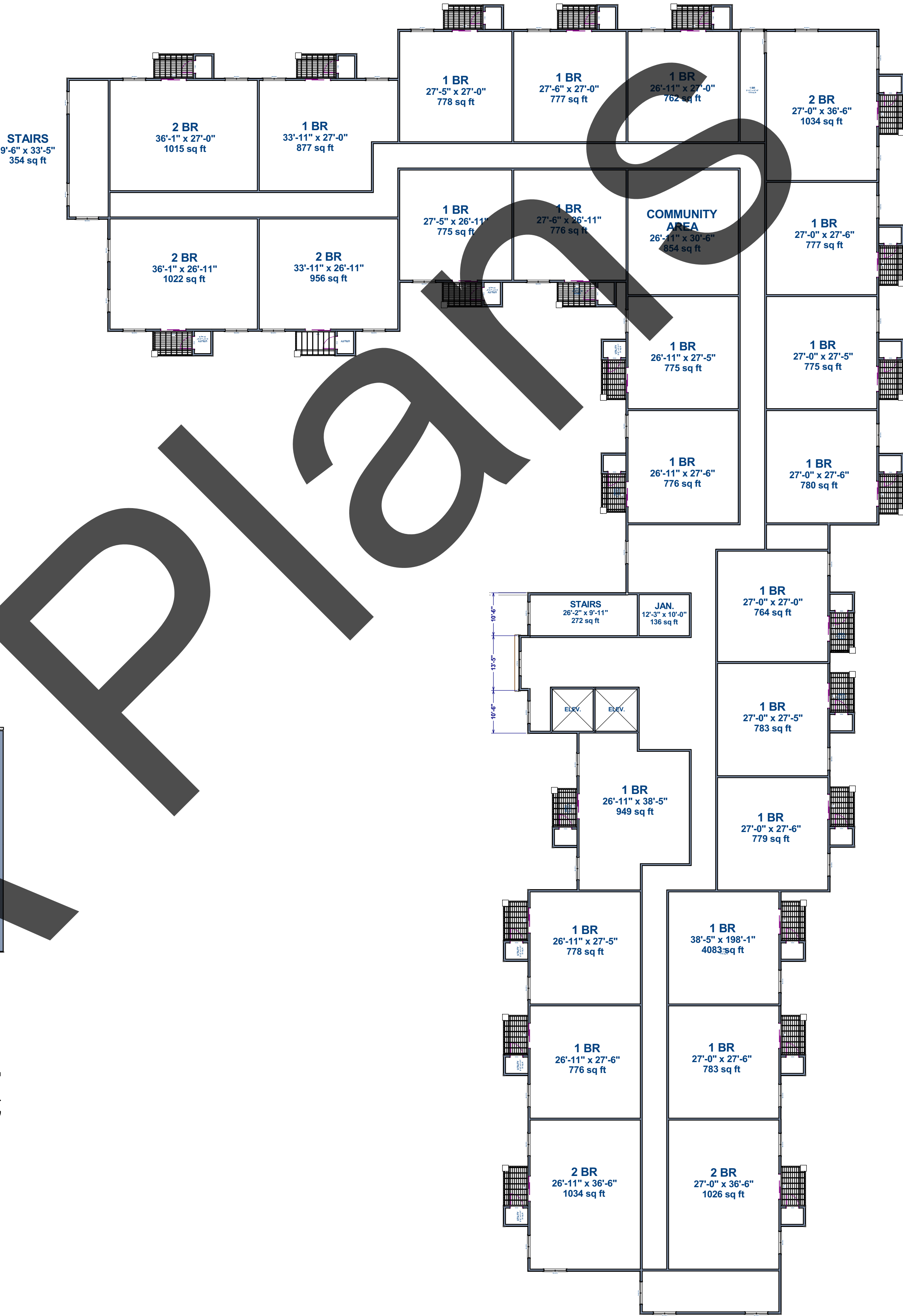
1 BEDROOM APARTMENT

SC: 1/8"



2 BEDROOM APARTMENT

SC: 1/8"



FLOOR PLAN LEVELS 2-4

SC: 1/16"

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316 Morris Avenue

Studio Suite 410

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**WEST ELEVATION**

SC: 3/32"



**SOUTH ELEVATION**

SC: 3/32"

H

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HOOKE|DE JONG  
Architects & Engineers  
316 Morris Avenue  
Studio Suite 410  
Muskegon, MI 49440  
P 231.722.1340  
F 231.722.1258

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**EAST ELEVATION**

SC: 3/32"



**NORTH ELEVATION**

SC: 3/32"

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Studio Suite 410  
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F 231.722.12589

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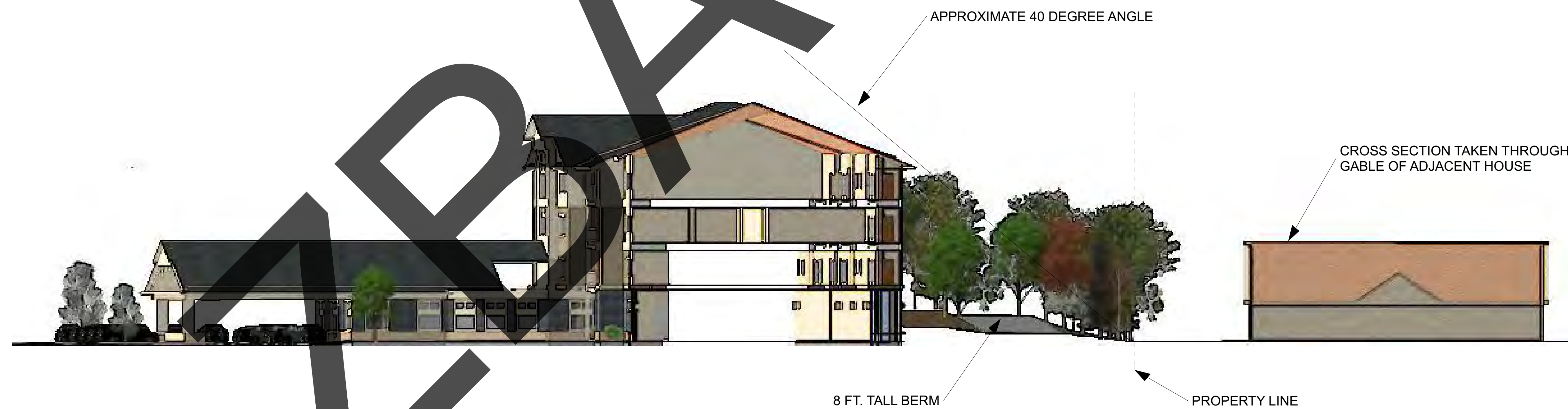
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**VIEW FROM N/E CORNER OF  
ADJACENT PROPERTY**



**SOLAR ANGLE CROSS SECTION STUDY**

SC: 1/16"

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**S/W BIRD'S EYE PERSPECTIVE**



**S/E BIRD'S EYE PERSPECTIVE**

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

Agenda Item Number

Presentation #1

Tracking Number

CC 2016-13

### Agenda Item Summary Memo

**Title:** Fiscal Year 2017 Budget Presentation

**Meeting and Date:** City Council – February 23, 2016

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

#### Council Action Previously Taken:

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

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

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** \_\_\_\_\_  
\_\_\_\_\_

**Submitted by:** Bart Olson Administration  
Name Department

#### Agenda Item Notes:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Have a question or comment about this agenda item?*

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# **FISCAL YEAR 2017 BUDGET**



**PROPOSED**

**MAY 1, 2016 - APRIL 30, 2017**



## ***TABLE OF CONTENTS***

### ***Budget Summary***

Budget Memorandum _____	1
Economic Development Coordinator Comparison Chart _____	38
Revenues by Category _____	45
Expenditures by Category _____	46
Fund Balance History _____	47
Revenue Budget Summary _____	48
Expenditure Budget Summary _____	49
Fund Balance Summary _____	50

### ***General Fund***

General (01) Fund Summary _____	51
Revenue Detail _____	52
Administration _____	54
Finance _____	57
Police _____	59
Community Development _____	62
Public Works _____	64
Administrative Services _____	67

### ***Other Budgetary Funds***

Fox Hill SSA (11) Fund _____	70
Sunflower SSA (12) Fund _____	72
Motor Fuel Tax (15) Fund _____	74
Municipal Building (16) Fund _____	76
City-Wide Capital (23) Fund _____	78
Vehicle & Equipment (25) Fund _____	82
Debt Service (42) Fund _____	85
Water (51) Fund _____	87
Sewer (52) Fund _____	91
Land Cash (72) Fund _____	95
Parks & Recreation (79) Fund _____	97
Recreation Center (80) Fund _____	101
Library Operations (82) Fund _____	103
Library Debt Service (83) Fund _____	106
Library Capital (84) Fund _____	108
Countryside TIF (87) _____	110
Downtown TIF (88) Fund _____	112

### ***Miscellaneous***

Consolidated Budget Sheets _____	114
Budgeted Cash Flow Estimations _____	117
Allocated Insurance Expenditures - Aggregated _____	119
Property Tax Overview _____	120
Aggregated Salary & Benefit Information _____	121
Aggregate Capital Projects >\$500,000 _____	122



# Memorandum

To: City Council  
From: Bart Olson, City Administrator  
CC: Department Heads  
Date:  
Subject: FY 17 budget narrative

---

## **Purpose:**

Please accept this report and budget spreadsheet as proposal for the FY 17 budget. The budget proposed for approval by the City Council is for expenses and revenues scheduled to be spent and collected, respectively, between May 1, 2016 and April 30, 2017.

## **Background and “the big picture”:**

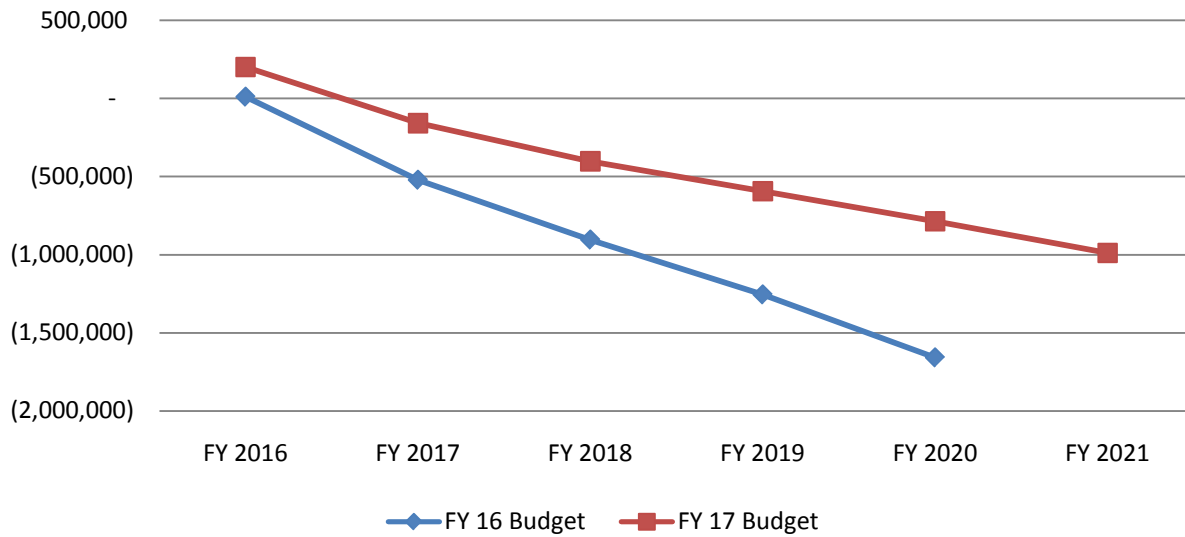
The City Council last discussed a comprehensive budget proposal in April 2015, when we approved the FY 16 budget, with additional information for FY 17, FY 18, FY 19, and FY 20. This approval represented the fourth five year budget for the City, and we return to a five year-budget again this year.

Last year’s budget discussion focused on the long-term stability of the general fund and the water fund, and the difficulty of funding the Countryside watermain and roadway project. Years of suppressed water use had taken a toll on the viability of the water fund, and millions of dollars of infrastructure improvements were needed within the Countryside subdivision. The City Council passed a water infrastructure fee increase and a minor adjustment to the water rates to solve both issues. The general fund was left alone with a note to reexamine revenue projections as the year progressed.

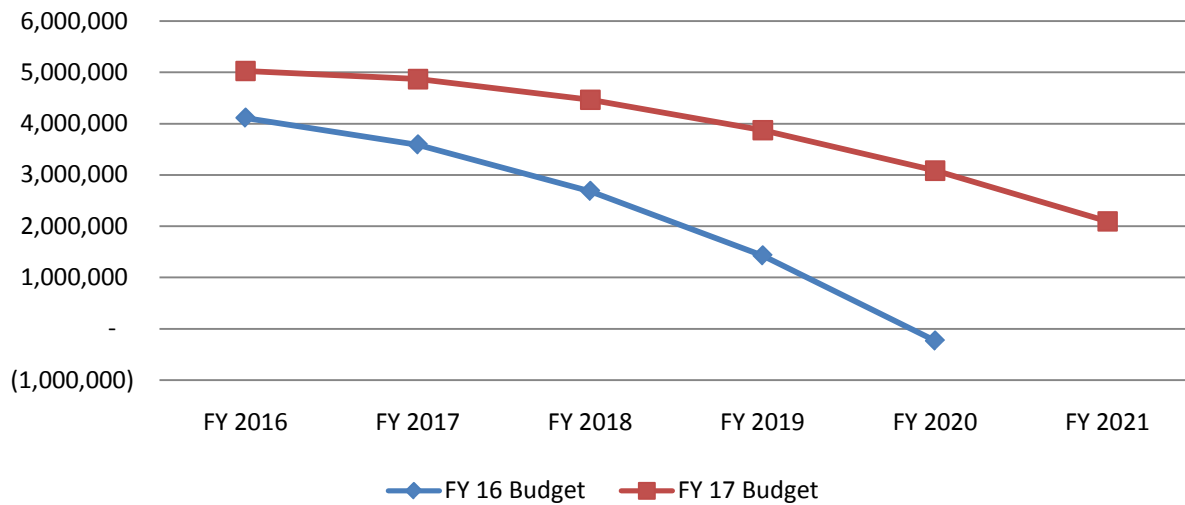
For the first time in a few years, the water fund is stable on account of higher than expected usage and the general fund revenue projections were conservative on a few important line-items. As a result, no major cuts or fee increases are recommended within any of the funds. No major initiatives have been added to the budget except for the Route 34 western expansion, which appears on schedule for a 2017 or 2018 construction start.

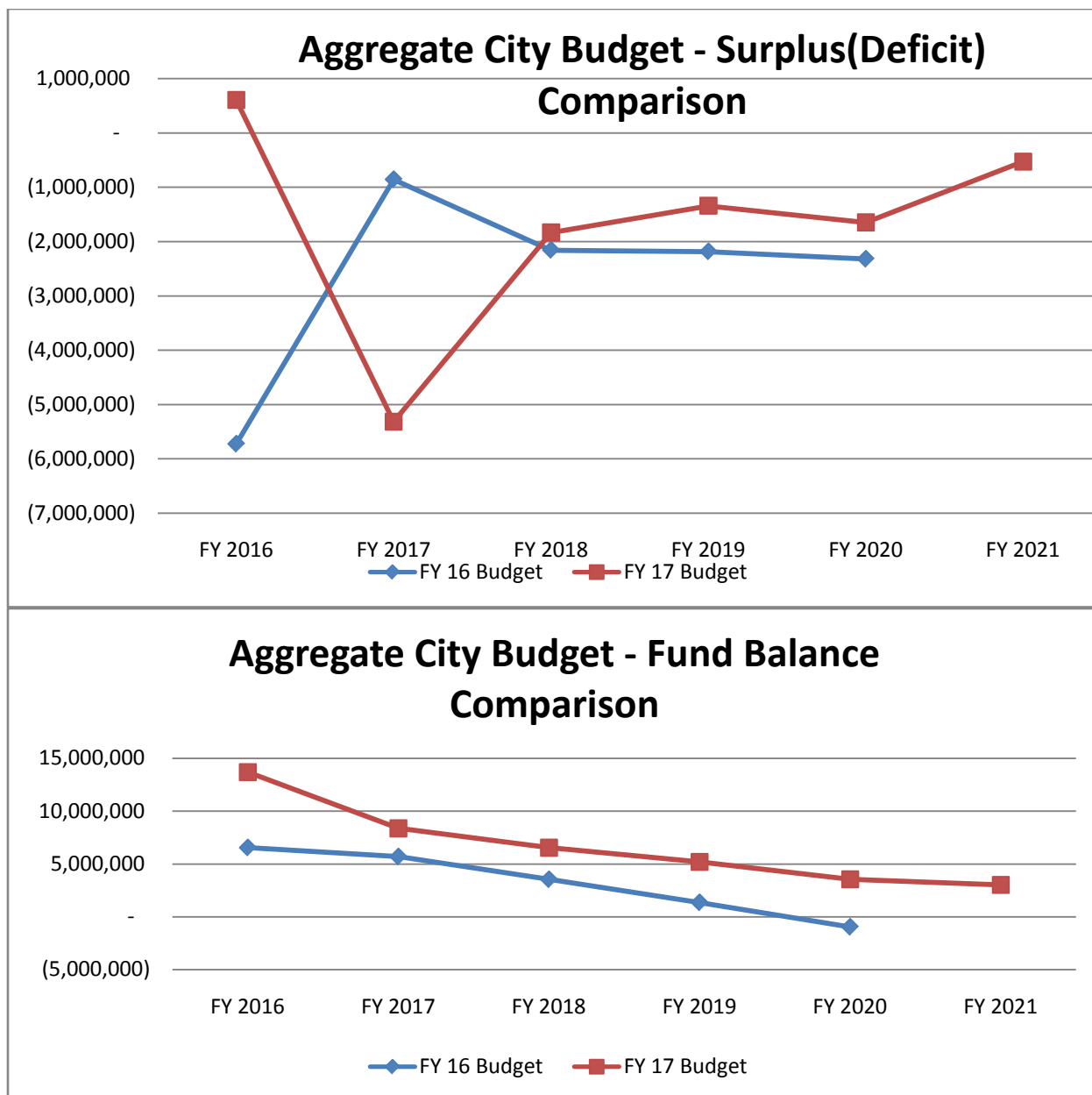
In past year’s budget proposals, we’ve forecasted fiscal distress 3-5 years in the future, almost every year, and then in last year’s budget proposal, that fiscal stress was targeted for the end of FY 17. I am pleased to report that a number of revenue projections have been conservative enough and less pleased (it is simply a matter of fact) that a number of our capital projects have been delayed. Both of these concepts, along with expenditures coming in lower than expected, have resulted in a short-term budget that is more stable. The cumulative conservative revenue projections are great for the long-term budget outlook, and delayed capital projects have generally no long-term impact. This means that a long-term fiscal distress event horizon is now pushed back to the end of FY 20. To illustrate this change in outlook, I present the following charts:

## General Fund - Surplus(Deficit) Comparison



## General Fund - Fund Balance Comparison





As a result of the above, I do not expect a large pivotal policy issue during the budget discussion like we've seen in the past. A number of major infrastructure projects need to be completed before we can address our long-term debt obligations and unfunded capital projects. The biggest City Council goal in November 2015 was the downtown redevelopment plan. As mentioned in the Items to Note section below, I feel that a number of major policy decisions still need to be made by the City Council before we propose anything like a \$2,000,000 TIF bond to fund public infrastructure and private development projects in the downtown. This discussion will likely occur throughout FY 17; if consensus is achieved, we can amend the budget accordingly.

### **Changes in budgeting**

Last year's budget narrative memo included a fiscal snapshot of each of the general fund, water fund, sewer fund, and aggregated budget and highlight of significant capital improvements. We return to that format this year, as there only a few modest changes to the budget from last year.

There are no significant changes in budget format from last year to this year.

### **Year-by-year summary, FY 16 projections**

The outlook for FY 16 has modestly improved since the FY 16 budget was approved in April 2015. We now expect the general fund to run a surplus of \$199,000 instead of \$10,000. Increases in revenue projections for income taxes, local use taxes, and cable franchise fees have solidified the FY 16 outlook while expenditures expect to come in around the original FY 16 budget amounts. This modest improvement puts fund balance at 35% heading into FY 17.

The outlook for the water fund is positive. The City's water sales revenues exceeded expectations for the first time in three years. This is a positive short-term development, as the water fund will be stable in the near-term. Additionally, the Countryside infrastructure project will take longer than originally expected, which means the bond proceeds related to the 2015A Bond will buoy the cash-flow for the fund in the short term. Assuming expenditures stay on projection, the water fund is looking at a large surplus in FY 16, a large deficit in FY 17 (related to the Countryside project) and then is relatively stable through FY 19.

The outlook for the sewer fund is stable for FY 17. Revenue and expenditure projections are right within expectations, and the plan for the fund to draw down its significant fund balance over time remains in place for at least another fiscal year.

The aggregate budget outlook is stable. A large planned deficit related to the Countryside project has been eliminated because of the delay of the project, which will result in a modest \$600,000 aggregate surplus in FY 16. We expect aggregate fund balance to be above \$13,500,000 at FYE 16.

The FY 16 project list has changed drastically since budget approval in April 2015. Three significant capital projects have been suspended for an undetermined amount of time because of the state budget impasse (Riverfront Park, Bristol Bay 65 and the material storage facility at the Public Works Building). Baseline Road Bridge has not been closed yet, caused by the delay and amount of work being coordinated by staff elsewhere. The Wrigley EDP project has taken longer than we expected, due to the lengthened response time from IDOT during the state budget impasse. The ITEP Downtown Streetlighting project has been delayed due to longer than expected turnaround from the lighting manufacturer. Countryside infrastructure completion has turned out to be more complex than originally expected. On the other hand, Route 47, Game Farm Rd, Corneils and Beecher resurfacing, the 2015 Road to Better Roads resurfacing, Grande Reserve Park B, Well 8 rehabilitation, and the City water study are all either completed or on schedule.



## **Year-by-year summary, FY 17 projections**

### General Fund

Surplus (Deficit) (\$158,687)

Fund Balance 33%

Notes –

- 1) 3.5% merit increases for staff
- 2) A new PT Planner and a new PT Recreation Coordinator
- 3) Transfer to debt service increases, due to rollback of non-abated property taxes

### Water Fund

Surplus (Deficit) (\$2,623,332)

Fund Balance 28%

Notes

- 4) Countryside watermain project expenditures now in FY 17

### Sewer Fund

Surplus (Deficit) (\$426,781)

Fund Balance 33%

Notes

- 5) No major initiatives

### Aggregate Budget

Surplus (Deficit) (\$5,318,377)

Fund Balance \$8,383,290

Notes

- 6) General Fund deficit needs to be monitored, but conservative budgeting principles mean a stable fund is possible through revenue growth

### Capital Projects List

Road to Better Roads, Wrigley EDP intersection improvements, Route 34 eastern section, Countryside watermain and roadway improvements, Kennedy Road multi-se path construction (funded by IDOT grant), Riverfront Park construction (funded by OSLAD grant, contingent upon reinstatement of grant, Grande Reserve Park A construction

## **Year-by-year summary, FY 18 projections**

### General Fund

Surplus (Deficit) (\$402,552)

Fund Balance 29%

#### Notes

- 1) Undetermined merit increases for staff
- 2) No new staff

### Water Fund

Surplus (Deficit) (\$119,742)

Fund Balance 42%

#### Notes

- 3) Rehabilitation of Well 7

### Sewer Fund

Surplus (Deficit) (409,237)

Fund Balance 19%

#### Notes

- 4) No major initiatives

### Aggregate Budget

Surplus (Deficit) (\$1,832,460)

Fund Balance \$6,550,830

#### Notes

- 5) Major issue involves correcting General Fund structural deficit, within reason through modest revenue growths

### Capital Projects List

Road to Better Roads, Route 34 western expansion begins, Route 34 eastern expansion continues, Countryside watermain and roadway project continues, Kennedy Road multi-use path continues, Well 7 rehabilitation, Blackberry Creek Nature Preserve southern section commencement, Bristol Bay 65 regional park construction (funded by OSLAD grant, contingent upon reinstatement of grant)

## **Year-by-year summary, FY 19 projections**

### General Fund

Surplus (Deficit) (\$593,437)

Fund Balance 25%

#### Notes

- 1) Undetermined merit increases for staff
- 2) No new staff

### Water Fund

Surplus (Deficit) (\$395,612)

Fund Balance 30%

#### Notes

- 3) Rehabilitation of Well 4
- 4) Commencement of Route 71 water main relocation

### Sewer Fund

Surplus (Deficit) (\$415,037)

Fund Balance 5%

#### Notes

- 5) No major initiatives

### Aggregate Budget

Surplus (Deficit) (\$1,340,235)

Fund Balance \$5,210,595

#### Notes

- 6) Major issue involves correcting General Fund structural deficit, within possibility that cumulative revenue growth could offset deficit

### Capital Projects List

Road to Better Roads, Route 34 western expansion continues, Route 71 expansion commences, Route 34 eastern expansion wraps up, Well 4 rehabilitation, Route 71 watermain relocation commences, Bristol Bay 65 regional park project wraps up (funded by OSLAD grant, contingent upon reinstatement of grant)

**Year-by-year summary, FY 20 and FY 21 projections**

General Fund	FY 20	FY 21
Surplus (Deficit)	(\$786,614)	(\$988,412)
Fund Balance	19%	13%

Notes

- 1) Undetermined merit increases for staff
- 2) No new staff

Water Fund		
Surplus (Deficit)	(\$913,899)	\$184,227
Fund Balance	7%	12%

Notes

- 3) Rehabilitation of Well 9
- 4) Completion of Route 71 water main relocation

Sewer Fund		
Surplus (Deficit)	\$129,948	\$217,636
Fund Balance	11%	21%

Notes

- 5) No major initiatives

Aggregate Budget		
Surplus (Deficit)	(\$1,648,638)	(\$527,921)
Fund Balance	\$3,561,957	\$3,034,036

Notes

- 6) Major issue involves correcting General Fund structural deficit, possible through cumulative revenue growth
- 7) \$3,000,000 fund balances represents significant fiscal distress

Capital Projects List

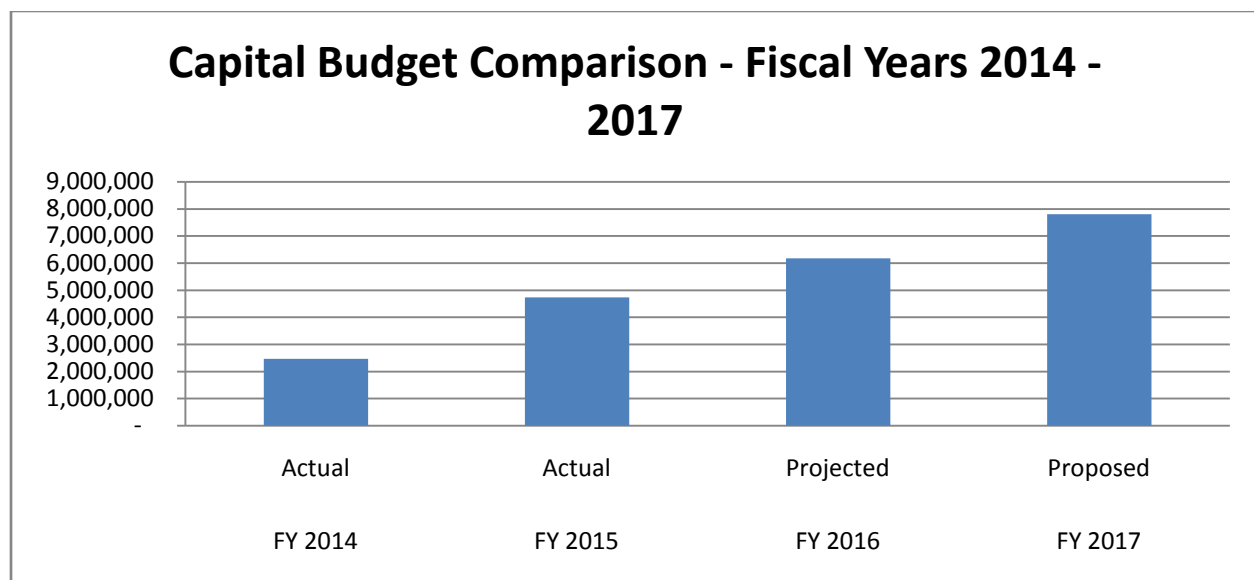
Road to Better Roads, Well 9 rehabilitation, and Route 71 watermain relocation completion

## **Items to note – big picture**

### **Items to note – Capital Projects**

The City's Capital Improvement Plan is attached for your use. Some of these projects are wholly within the City's control (road, water and sewer improvements), some are within the State's control (Route 71 expansion) and others are dependent upon a variety of factors (Well No. 6 and Water Treatment Plant due when City hits 27,000 population). The biggest discussion the City is faced with is how to balance the maintenance needs of existing infrastructure against the concerns by residents against higher taxes and fees both in the present and future.

An outline of the proposed yearly capital projects are included in the year-by-year summaries above. In general, we are proposing to fund more projects in FY 17 than we funded in any of the last three fiscal years.



### **Items to note – Capital Projects, Road to Better Roads**

The City Council's main focus for capital projects has been pavement rehabilitation via the Road to Better Roads program. In summer 2013, the first year of the Road to Better Roads program resulted in a \$950,000 total investment in roadway projects. In Summer 2014 and Summer 2015, the City spent over \$1.2 million annually between pavement, water, and sewer. In Summer 2016, we are proposing over \$1 million in Road to Better Roads projects.

Out of our annual Road to Better Roads budget, \$550,000 is allocated to pavement improvements. This is still far short of our \$2 million annual target to keep our road system from deteriorating. The current five-year Road to Better Roads plan is attached and summarized below:

#### **FY 2017**

Boombah Blvd, Faxon Rd, John St, Independence Blvd and Ct, Hillcrest Ave, Sunset Ave, Appletree Ct, West St, Church St, Freemont St

#### FY 2018

Pavilion Rd, Elizabeth St, S Main St, W Washington St, Mill St, State St, W Madison St, Madison Ct,

#### FY 2019

Liberty St, Sanders Ct, Bruell St, E Main St, Oakwood St, Behrens St, Johnson St, E Park St, E Elm St, Jackson St, Alan Dale Lane

#### FY 2020

Olsen St, E Orange St, E Ridge St, E Spring St, Alice Ave

#### FY 2021

Burning Bush Dr, E Barberry Cir, W Barberry Cir, Beaver St, Deer St, Colonial Pkwy, Sycamore Rd, Diehl Farm Rd

#### Items to note – Capital Projects, unfunded

##### 1) Sycamore Road and Route 34 traffic signal (City-wide Capital Fund)

- a. A temporary signal has been installed at this intersection since 2008. Original agreement with IDOT said that a permanent signal was supposed to be installed by 2010. Agreement was extended through 2013, at the request of the City. Permanent intersection improvements, when constructed will be three sides (two on Route 34, one on Sycamore Road). If the Sexton property (to the north) ever develops, that landowner will have to completely redo the intersection improvements to accommodate a fourth leg. Each year the temporary improvement agreement remains in place, we are responsible for 100% maintenance of the signal. Since the signal is temporary, it is not in good condition four years later, and is expensive to maintain each year (\$10,000). There is a chance that IDOT would force us to either put in the permanent intersection improvements or take down the temporary. More than 21,000 vehicles per day traverse this intersection on Route 34, and 900 of them use the Sycamore Road leg of the intersection.
- b. Cost estimate – \$250,000. We have not proposed to install this signal within the five year budget, because we expect IDOT to come through and widen Route 34 near this intersection in the next five years. When that occurs, IDOT will pay for 67% of the overall intersection improvements and will continue to pay for 67% of the annual maintenance costs of the traffic signals. Currently, the City pays for 100% of the annual maintenance costs.

##### 2) Beecher Center Maintenance (City-wide Capital Fund)

- a. The HVAC unit in the Beecher Center was originally installed in 1980. Its useful life span should have been 15 years. A complete replacement for the existing units is \$400,000, because it is under the roof (the roof would have to be rebuilt). Even if individual components of the unit go out, we would not be able to replace them because nobody makes replacement parts for the HVAC unit. One possible thought by staff, should this project become a necessity, is to spend an additional \$250,000 (\$650,000 total) and have the HVAC unit installed on the ground near the building, have new ducts run, and update the kitchen in the facility (economies of scale to do the projects all at once). If the HVAC unit were installed on the ground, as opposed to on the roof, we could save the roof replacement costs in the future when the HVAC unit has to be replaced again.
- b. Cost estimate - \$400,000 or \$650,000, whenever the HVAC breaks or we think we should replace it.



- 3) Elizabeth St water main replacement (Water Fund)
  - a. 60 year old water main on Elizabeth Street. This main services over 24 homes directly, and many more indirectly. Fire protection is diminished due to low water pressure.
  - b. Cost estimate - \$410,000
- 4) South Main St water main replacement (Water Fund)
  - a. 80+ year old water main in the area near Van Emmon Street to Beecher St. This main serves over 30 homes directly, many more indirectly. Fire protection is diminished due to low water pressure.
  - b. Cost estimate - \$900,000.
- 5) Orange Street water main replacement (Water Fund)
  - a. Water main replacement near Orange Street and Olsen Street, which will tie to dead end mains together. Connecting two dead ends in a loop will improve fire protection and water quality.
  - b. Cost estimate - \$200,000.
- 6) Orange Street #2 water main replacement (Water Fund)
  - a. 60+ old year 4" water main in the area along Orange St. from South Main Street to east end. Fire protection is diminished due to low water pressure.
  - b. Cost estimate - \$715,000.
- 7) East Washington Street water main replacement (Water Fund)
  - a. 80+ year water main in the area of E Washington Street from Rt 47 to Mill St. Replacement would improve fire protection and flow of water.
  - b. Cost estimate - \$335,000.
- 8) Morgan Street water main replacement (Water Fund)
  - a. 80+ year water main on Morgan from Fox to Dolph. Replacement would improve fire protection and flow of water.
  - b. Cost estimate - \$340,000
- 9) East Fox Street water main replacement (Water Fund)
  - a. 80+ year water main on East Fox from Mill St to Bell St. Replacement would improve fire protection and flow of water.
  - b. Cost estimate - \$260,000
- 10) Water Treatment Plan Media Replacement (Water Fund)
  - a. The resin that is located within the cation exchange units at the water treatment plants is reaching the end of its useful life. The resin is a key component in the treatment process that removes the radium to below required levels.
  - b. Cost estimate - \$153,000 for each water treatment plant (4 total, WTP 3, 4, 8, and 9) and \$118,000 for water treatment plant 7.

11) North Central Water Tower Re-painting (Water Fund)

- a. A recent inspection of the tank coating system revealed that the City should plan to re-paint the EWST within the next 5 years. Re-painting of EWST's are necessary to maintain the longevity of the structure as well as to maintain appearance.
- b. Cost estimate - \$495,000

12) Well No. 7 Standby Generator (Water Fund)

- a. A back-up generator at Well No. 7 is needed to be able to supply water during an extended power outage. Well No. 7 is adjacent to the highest elevated storage tank in the City. If we had a generator at this well, we would be able to supply the entire City with water – even during a prolonged power outage.
- b. Cost estimate - \$400,000

13) Beaver Street Generator (Water Fund)

- a. A back-up generator at the Beaver Street Booster Pumping Station is needed to be able to supply water during an extended power outage to the area south of Route 126. If we were to purchase the Well 7 standby generator, we would not need this generator.
- b. Cost estimate - \$87,500

14) Raintree booster station backup generator (Water Fund)

- a. Well 7 is located in the Raintree Subdivision near the middle school. This well and tower serves the south side of town, but with our booster stations and pressure reducing valves, we have the capabilities to serve a much larger area of town. The addition of this generator in conjunction with our current generator at Grande Reserve, would allow us to serve the entire town with water in the case of a large, long term power outage.
- b. Cost estimate - \$100,000

15) SCADA sewer monitoring system (Sewer Fund)

- a. The City has SCADA systems on its water facilities, which allows for remote monitoring and control of industrial facilities. Installing this on our sewer lift stations and pump stations would improve safety and prevent backups.
- b. Cost estimate - \$205,000

16) Bristol Bay intersection improvements (City-wide Capital Fund)

- a. Pursuant to the 2010 annexation agreement amendment with Bristol Bay, the City is responsible for intersection improvements at Route 30 and Route 47, Galena Road and Route 47, and at Bristol Bay Drive and Route 47. The total cost of these three improvements is over \$3.3 million. The intersection improvements at Route 47 intersections of Galena Road and Route 30 are \$1.224 million and \$701,000 respectively. The remaining \$1.4 million is associated with the additional subdivision entrance and traffic signal at Bristol Bay Drive.
- b. Cost estimate - \$3.329 million in total.

17) Beecher Center Park (Vehicle & Equipment Fund – Park Capital)

- a. The playground equipment at Beecher Center Park is closely approaching the end of its useful life span. Last year, we estimated that the equipment would need to be removed in FY 14 or FY 15. Based on our most recent assessment of the playground, we anticipate that the equipment would not need to be removed until FY 18 or FY 19.

- b. Cost estimate – \$80,000-\$100,000. This assumes the playground equipment would be replaced with similar equipment and staff would do the installation.

18) Fox Hill water and sewer recapture (Water Fund and Sewer Fund)

- a. In 2003, the City required Fox Hill developers to oversize water and sewer mains out to the Fox Hill subdivision. This original cost for water and sewer oversizing was \$807,000. In the recapture agreement for these projects, the City agreed to compound interest with final payback by the City due in 2023. If a developer develops in the recapture area prior to 2023, the City has the right to charge the developer their portion of the recapture fee (which then gets forwarded to the Fox Hill developer).
- b. Cost estimate – At FYE 2016, total amount will be \$1.87million. The original principal on this obligation was \$807,847, meaning we have racked up \$1,061,722in interest in 12 years.

19) Public Works building maintenance issues

- a. The Public Works building at Tower Lane was built in the 70s, and was originally designed as a pole barn-style garage. It has been remodeled several times throughout the past 40 years. The City has 2 acres of vacant land at the Wolf Street property, which could serve as a location for a replacement building.
- b. Cost estimate - The office area of the building could be rebuilt for \$375,000 (3000 sf at \$125/sf). A single shop could be constructed for \$1.5 million. Material storage bins would cost \$200,000. This brings the total cost to approximately \$2.1 million.

20) Emerald Ash Borer Tree replacements

- a. The City has removed 1,600 trees in the parkways that have been impacted by the Emerald Ash Borer. This number does not include any trees throughout the City that are on private property. We currently replace 50 trees per year under our Parkway Tree Program, and we could expand that number to 100 if desired. Alternatively, we could go out to bid for the procurement and installation of hundreds of trees.
- b. Cost estimate - \$300 per tree with outsourced installation included.

21) Mill Road improvements

- a. One of the worst rated roads for surface conditions, partially due to its uneven surface, narrow footprint, and antiquated rail crossing.
- b. Cost estimate - \$2,850,000 for mill and overlay of existing roadway and crossing improvements.

22) Kennedy Road

- a. Kennedy Road from Emerald Lane to Galena is planned to be rehabilitated and widened. One of the worst rated roads within the City, with current ratings listed from fair to very poor.
- b. Cost estimate - \$5,000,000

23) Baseline Road

- a. One of the worst rated roads in the City. City staff will have an update on potential closure at Route 47 in April 2016.
- b. Cost estimate - \$560,000

#### 24) Well No. 6 and Water Treatment Plant

- a. Once the City reaches a population of 27,000, we will need an extra well and water treatment plant in order to keep adequate water supply and pressure throughout town. The City has planned for this well and treatment facility to be sited at the Bristol Bay water tower, but would need to update the plans for the facility (it would mimic the Grande Reserve facility). Further, this actual project will be contemplated within the water supply study, and there's a possibility it could be deferred or substituted by a Fox River water treatment plant.
- b. Cost estimate - \$6,800,000, anticipated for FY 20 and FY 21.

#### Items to note – Economic Development

For a number of years, the City supported its economic development efforts through membership in the YEDC. At the end of 2015, the YEDC was formally disbanded leaving the City in a position to pursue other options. In order to ensure zero lapses in economic development services, City Council approved an economic development consultant's contract with DLK, LLC (Lynn Dubajic).

As former director of YEDC, Lynn Dubajic has vast knowledge of the community and has demonstrated her abilities through success in attracting new business and expanding current business. That being said, her expertise comes at a price significantly higher than past annual contributions to the YEDC. Her hourly rate of \$145 at 15 hours per week represents an approximate \$113,000 annual expense or a \$9,500 monthly expense.

At this time, the City has contracted with Lynn through DLK, LLC through December 31, 2018 with a 30-day out clause for either party. This puts the City in an advantageous position to continue to utilize Lynn's services while exploring other ways to provide economic development services. The ability to terminate the contract early allows for implementation of alternatives if so desired.

At this time, staff has started to explore the option of hiring an in-house employee with responsibilities focused on economic development. In November of 2015, staff inquired surrounding communities for wages and responsibilities of an Economic Development Coordinator or similar position. A chart with 15 different positions from 13 municipalities and Kendall County has been attached to this memo. In summary, according to the results staff recommends a full-time economic development coordinator ranging \$50,000-\$70,000 or a part-time Business Retention Specialist at \$25-\$30 per hour. Assuming 20 hours per week this would cost approximately \$26,000-\$31,200. Clearly, these two options are more fiscally advantageous in terms of salary and wages, but it is crucial to consider other factors. That being said, the following chart summarizes pros and cons of hiring an in-house employee compared to retaining Lynn Dubajic as a consultant.

Position	Pros	Cons
In-house employee either part-time or full-time	<ul style="list-style-type: none"> <li>• Fiscally advantageous salary/wages</li> <li>• Potentially more time dedicated to efforts</li> <li>• Regular hours at City Hall</li> <li>• Could complete wider array of duties such as maintaining business section of website and administering economic development incentives</li> </ul>	<ul style="list-style-type: none"> <li>• Likely little prior knowledge of community</li> <li>• Might be difficult to retain qualified part-time person if chosen</li> <li>• Must take on costs of benefits, pension, and operational costs</li> </ul>
Consultant Lynn Dubajic	<ul style="list-style-type: none"> <li>• Known in community</li> <li>• Knowledge of Yorkville</li> <li>• Proven success recruiting and retaining business</li> <li>• No benefits, pension, or operational costs</li> </ul>	<ul style="list-style-type: none"> <li>• Consultant-level salary/wages</li> <li>• Often businesses contact Krysti first- must refer</li> <li>• Off-site office- less direct contact with Community Development staff</li> <li>• Limited scope of duties</li> </ul>

#### Items to note – Countryside infrastructure

This project is estimated to cost around \$5,600,000 and will be completed in calendar years 2016 and 2017. The majority of the water and roadway work is out to bid at time of this memo creation, and bids will be opened and considered in mid-March. A separate project covering the intersection of W Countryside Parkway and Center Parkway is in front of the Public Works Committee in February 2016. There are a number of items related to design of the intersection, medians, parkways, and traffic lanes that are still under consideration and would be bid out in the middle of 2016. A map of the project area is attached to this memo. While certain areas of the subdivision remain unfunded, we are hopeful that project bids will continue to be below engineer's estimate, which would allow us to complete more roads and watermains than first planned. Public meetings on the project's watermain components and roadways (except for the intersection described above) will occur in February 2016. Public meetings on the W Countryside Pkwy and Center Pkwy intersection will occur later in 2016 as plans and timelines change.

Finally, the cost of the Game Farm Road project ended up being \$700,000 less than what the City had bonded for the project. The leftover \$700,000 in funds is recommended to be used within the Countryside subdivision to complete additional roadways.

#### Items to note – water fund

Water fund revenues have beat expectations for the first time in three years. The City had approved a five year rate increase in April 2014 that will bring the water rate up to \$17 for the first 350 cubic feet and \$4.30 for each additional cubic feet in FY 17 and held the rates steady in FY 18 and FY 19. Since the water revenues beat expectations this year, no variation from that 2014 plan is proposed in FY 17. We would plan to revisit this issue as the comprehensive list of capital improvements is finalized in the water study in 2016. Further, the City should begin to think about expenditures related to regional water supply in the next few years.

Obviously, residents and the City Council are very price sensitive to the cost of water. For many years, the City kept water rates very low, even while bonding out tens of millions of dollars in infrastructure projects. As we've seen in the past 5-6 years, the price of water in a given municipality is solely related to the costs incurred within that municipality only – and not necessarily a function of keeping rates in line with what other area municipalities are charging. With that being said, we have provided data from a recent Illinois State Water Survey of Chicago metropolitan area water rates. While the study did not include Kendall County, we've added the Yorkville water rates into it.

#### Items to note – IMET Loss on Investment in FY 15

To date the City has recovered \$21,482. Four out of the five hotel properties recovered were sold last fall, with the fifth hotel scheduled to go to auction on February 23<sup>rd</sup>. Based on the amount of projected proceeds from the hotel sales, management currently estimates that the City may receive anywhere from \$120,000 to \$150,000 in recovery proceeds, which would put the overall recovery between 43% and 50%. It should be noted that these projected recovery amounts are contingent and will be subject to Court approval before any disbursement can take place. IMET has informed the City that the Overall Receiver is working on a plan of distribution which should be presented to the Court at the end of March 2016. Based on the information available, management would expect another distribution of recovery proceeds to occur sometime in early Fiscal Year 2017.

#### Items to note – reduction in property taxes

In last year's budget proposal, the City planned on a 2% reduction in FY 15, followed by a 1% annual reduction through FY 18. The FY 15 and FY 16 figures actually came in at a 3% and 1.66% reduction, respectively. As a result, the City's non-abated property taxes will be eliminated sooner than expected, possibly in FY 17. The FY 17 property taxes were approved in December 2015, and the actual certified tax amounts will not be known until April 2016. This item will be revisited in December 2016, when the City approves the FY 18 property taxes.

Regardless of the amount of future property tax reductions, we recommend any City plan be benchmarked without regard to the Library's property taxes. In the past, the City has had to reduce property taxes in a greater amount than the benchmark, so the overall City/Library property tax benchmark would be at the intended amount. Since the Library has notified the City it intends to increase property taxes as much as legally possible, we recommend the City make its own targets. Further, staff recommends that the Library be placed under a PTELL tax cap during the consideration of the 2016 levy in December 2016.



## Items to note - City Council goals

During the goal setting session in November 2015, City Council passed a total of 24 goals for FY 17. Similar to FY 16 the top goals focused on the theme of economic development and capital related projects. Goals are ordered in rank of priority according to City Council.

### Downtown Planning

The draft of the Comprehensive Plan has a list of short, mid and long term projects to be completed by the City in order to fully realize the vision of the downtown. They range from the low-cost (complete a parking study) to the cornerstones (redevelop entire blocks of the downtown). The Economic Development Committee had reviewed an earlier version of this list, and had voiced support for a wide-ranging City investment in the downtown. Given the timing of when the list was created and this budget proposal was finalized, we were not able to complete cost estimates for each project and analyze their relative value to the City Council's goals within a five-year budget. Further, any large-scale City investment of the downtown is likely going to come in the form of a bond issuance with the City accepting a fair amount of risk, and the City working with the other governmental entities that overlap the downtown to achieve an extension on the TIF district. Since so much of that work is still yet to be done, we decided not to put bond numbers and repayment estimates in the budget. I would anticipate that most of that work will be done this Spring, and the City Council will begin approaching other entities for expansion of the TIF district this Summer and Fall. Thus, the expenditures listed within the Downtown TIF fund represent some modest payouts to developers for work already completed, some minor City building and property improvements as they come up, and the payment of the net cost of the ITEP Downtown Streetlights project.

### Southside Development

The City has been utilizing the market study data from the Retail Coach and is actively recruiting entities to the south side of Yorkville with the City's economic development consultant, Lynn Dubajic. Specifically, we are looking at the normal due diligence issues for all of the sites identified within the study as it relates to siting a grocery store. From early conversations with Ms. Dubajic, we think that the most likely incentive scenario involves the City offsetting the gross cost of land for a grocery store developer. Within the service area, this cost could be in the \$500,000 to \$1,000,000 range, which would require a slightly longer sales tax incentive term than the City is used to. No further expenses have been budgeted for this item, as the next step will be finding a land-owner and/or developer that is comfortable with that term of a sales tax incentive and who has the connections with a grocery store company that is looking to expand this area.

### Municipal Building Needs and Planning

We do propose a building maintenance report on all City buildings in FY 17 in the estimated amount of \$12,000. This report would cover all City buildings except wells and treatment plants, and the old jail. This report would give us a documented list of maintenance issues for each building and a schedule of suggested improvements. Further, we would propose to fund a maintenance report and historical preservation analysis for the old jail for a cost of \$6,000. This report would give us an idea of what we need to do to stabilize the building and what we would need to do to bring the building up to a preservation level.

### Manufacturing and Industrial Development

The City has hundreds of acres of industrial zoned properties near Eldamain Rd and Corneils Rd. This area was entitled immediately prior to the recession, and the build out to the area was delayed by

the recession and various utility issues on the property. In the past year, the City had a potential large industrial user interested in this area. This user could have satisfied the utility issues on the site but ran into questions over whether the area was physically contiguous to the City (even though the properties pay City property taxes and the City and County both have ruled they are contiguous). During this user's due diligence, we identified a piece of property that would ensure contiguity and had owners that were amenable to a voluntary annexation application to the City. Even though the industrial user has since landed in another town, we feel it is prudent to continue to work with the connecting property's owners to complete a voluntary annexation with the City. No specific expenditure is planned for this item, but we do feel it is worth it to cap legal fees and engineering fees for the annexation of this property, similar to what we did for the five southwest development properties when we rolled back the development entitlements on each property earlier this year.

#### Vehicle Replacement

In FY 17, we will rollout a formal vehicle chargeback schedule. This schedule will be used to track life expectancy for all City equipment over a longer period than our normal 5-year budget. By tracking these costs over the actual, known life expectancies for each vehicle, the City can better plan and fund vehicle replacements.

#### Capital Improvement Plan

The City's capital improvement plan expenditures have increased each year in the past few years. We are both knocking items off of the unfunded section of the capital improvement plan at a greater rate than we ever have, and adding new items to the list because our depth of knowledge and planning efforts have increased. The big picture narrative further above in this memo includes a good overview of which projects will be completed each year, and the "Items to Note" section above also carries a mini-narrative of each project and the cost.

#### Riverfront Park Development

Staff will continue to monitor the OSLAD grant that was rewarded for Riverfront Park, but currently suspended due to State budget constraints. The budgeted amount reflects the case in which the grant is reinstated. Tim Evans is planning on bringing a couple different proposals to the Park Board in the next few months to fund the playground construction in the FY 17 budget. This would involve the City moving forward with the playground construction, at the risk that the State would never reinstate the OSLAD Grant. This item is not shown in this budget because it will hinge on the fiscal performance of the Parks and Recreation fund in FY 16 and the land-cash fees approved as part of the GC Housing project.

#### Revenue Growth

One way to increase revenues is through business recruitment and expansion. Efforts will be made in this area by our Economic Development Consultant. Furthermore, staff will be providing Commercial and Industrial Incentives on a case by case basis in order to promote development leading to revenue growth. This requires no upfront funds. At the conclusion of the Comprehensive Plan Update, staff will be able to identify properties suitable for particular incentives in order to reward on a site specific basis. Furthermore, Kendall Marketplace is under new management. Staff is optimistic more units will be filled bringing in additional property tax and sales tax revenues.

### Modernize City Code

No budget-specific plans are proposed for this City Council goal. In the near term, we are focusing on an overhaul of the section that regulates water operations. The rewrite of this section of code will take months to complete.

### Staffing

Department heads in all departments continue to request new staff members in each department, but the budget does not support major additions at this time. We do have a two new part-time employees budgeted for FY 17. A part-time Planner in the Community Development Department to assist with agreement tracking and packet research, and a part-time Recreation Coordinator in the Recreation Department to assist with special events and tournaments are both proposed. These are positions which would remove simple tasks from employees at a higher pay rate and would be easier to cut should budget projections not be met.

### YBSD Consolidation

YBSD announced they will not be considering a consolidation plan with Fox Metro. In the near term, YBSD is planning on hiring a new executive director. City involvement is no longer applicable.

### Automation and Technology

Each of the departments have minor to moderate automation and technology upgrades in their operations budget. Examples include body cameras for the police department and rebuilding our GIS system.

### Strategic Planning

No specific proposal is made within this five-year budget for City-wide strategic planning. With the wrap of the comprehensive plan in 2016 and the water supply study in 2016/2017, the City could refocus its long-term planning after completion of both studies. It should be noted that both Rob Fredrickson and I have discussed the long-term path towards the GFOA's Budget Award, and one of the qualifications is the tie-in between the City's strategic planning efforts and budget document. We will revisit this goal as it moves up the list of priorities and the City's staffing levels change.

### Employee Salary Survey

City staff will be researching formal compensation plans over the next several months. The goal would be to get a recalibration of salary ranges for all job titles, and then to address whether individual salaries will need to be changed. No specific expenditure is planned for this goal until then.

No specific expenditures are proposed for any of the goals ranked 14<sup>th</sup> through 24<sup>th</sup>. However, a few of them will receive a fair amount of staff time in the next few years (consolidation of services and tourism options with Oswego and Montgomery).

### Items to note – bond ratings and refinancing

In this year's budget, the City recommends the refinancing of the Special Service Area (SSA) bonds for Autumn Creek and Bristol Boy as proposed by William Blair & Company, LLC, the firm that advises the City on our SSA bonds. With current interest rates being significantly lower than during the issuing year of 2006, resulting savings to homeowners could be ample.

For the first time in nearly a decade, the Federal Reserve increased the federal funds target interest rate. This signals that rates may be on the rise in 2016. Some financial experts predict that this may be the first of several increases in 2016 and foresee interest rates continuing to rise beyond this year. Therefore, it is opportune to refinance now rather than later.

As the City considers taking on new capital improvement projects in order to meet City Council goals, one factor to consider is debt per capita. This ratio gives some insight into our ability to continue to pay our debt service and helps indicate default risk of our bonds. When comparing Yorkville to 26 other surrounding and similar municipalities, Yorkville ranks 4<sup>th</sup> highest for debt per capita out of 27. Alone, this figure indicates the City may not be in the best position to incur further debt, but it is important to consider other factors. Fund balance levels, cash flow, and the specific revenue streams supporting the debt service payments all play a role in determining debt capacity.

<b>Debt Per Capita Comparison</b>			
<b>Municipality</b>	<b>Debt Per Capita</b>	<b>CAFR Year</b>	<b>End Date</b>
Bellwood*	\$ 4,809.47	FY 2014	December 31, 2014
Country Club Hills*	\$ 3,341.10	FY 2013	April 30, 2013
Berwyn	\$ 2,492.00	FY 2014	December 31, 2014
Yorkville	\$ 2,491.00	FY 2015	April 30, 2015
Geneva	\$ 2,210.00	FY 2015	April 30, 2015
Lemont	\$ 1,908.74	FY 2015	April 30, 2015
Batavia	\$ 1,803.00	FY 2014	December 31, 2014
Sugar Grove	\$ 1,582.00	FY 2015	April 30, 2015
Dolton*	\$ 1,503.37	FY 2013	April 30, 2015
West Dundee	\$ 1,370.00	FY 2015	April 30, 2015
South Elgin	\$ 1,342.80	FY 2015	April 30, 2015
Shorewood	\$ 1,330.15	FY 2015	March 31, 2015
Plainfield	\$ 1,318.00	FY 2014	April 30, 2014
Montgomery	\$ 1,275.30	FY 2015	April 30, 2015
Oswego	\$ 939.00	FY 2015	April 30, 2015
Lockport	\$ 880.96	FY 2014	December 31, 2014
DeKalb	\$ 817.62	FY 2014	June 30, 2014
North Aurora	\$ 699.00	FY 2015	May 31, 2015
Rolling Meadows	\$ 636.00	FY 2014	December 31, 2014
Newark*	\$ 493.95	FY 2015	April 30, 2015
Zion*	\$ 482.60	FY 2014	April 30, 2014
Gilberts	\$ 381.08	FY 2015	April 30, 2015
Algonquin	\$ 345.83	FY 2015	April 30, 2015
Elburn*	\$ 295.57	FY 2015	April 30, 2014
Lindenhurst*	\$ 238.54	FY 2015	April 30, 2015
River Forest	\$ 138.00	FY 2015	April 30, 2015
Grayslake	\$ -	FY 2015	April 30, 2015
Average	\$ 1,300.93		

\*AFR instead of CAFR

### Items to note – engineering department cost analysis

We have been reviewing engineering department costs since choosing to outsource in 2011. Using EEI continues to be less expensive for the City than in-house staff. Engineering costs in FY 15 with EEI were approximately \$183,000 less than in FY 10 with in-house staff. That calculation is based upon:

- 1) In FY 10, our engineering department had 5 employees and the cost of the department was about \$535,000.
- 2) In FY 15, our outsourced costs were \$351,686
  - a. \$230,229 for routine engineering
  - b. \$121,457 for subdivision inspections

On a related note, EEI is billing out about \$121,000 per year to developers that is being reimbursed to the City, and an additional \$743,000 in gross project expenses for capital projects (net \$510,000) that the City would not have been able to complete with in-house staff.

### Items of note – vehicle replacement schedule

In FY 17, we have only one vehicle budgeted in each of the Police Department and Public Works. After FY 17, we have two vehicles budgeted in the Police Department and one pickup truck budgeted in Public Works in each fiscal year.

Rob Fredrickson has mapped out a multi-decade vehicle replacement schedule, or vehicle equipment replacement fund (VERF). This very-large spreadsheet is attached. This approach takes our normal five year budgeting process and puts it in the context of the useful life of the City's entire fleet of vehicles. If we do the analysis correctly and get rid of vehicles at the right time, the City can save money on maintenance costs and down-time. Further, it gives us a realistic target number to budget each year to ensure that our fleet does not deteriorate – similarly to how the City has a pavement management score and the amount of money it must invest in road rehabilitation each year in order to prevent that score from decreasing.

Utilizing a 3-year replacement schedule on a police vehicle, we would need a sizable upfront investment of around \$600,000 and then \$250,000 annually. Utilizing between a 7 and 15 year replacement schedule on various vehicles in the Public Works Department, we would need around \$300,000 annually. In the FY 17 budget proposal, we have roughly \$50,000 budgeted in each of the Police and Public Works Department. This leaves us with a gap funding number of several hundred thousand dollars in the Police Department and \$250,000 annually in the Public Works Department.

### **The small picture – items of note in the general fund**

Please accept the following information as discussion on individual line-items within the budget. These individual line-items may change between now and the date of approval based on City Council direction or staff recommendation (due to new information). Revenues are listed as “R#”, and expenditures are listed as “E#”.

- R1) Property Taxes – Corporate Levy 01-000-40-00-4000
- a. We propose that the City corporate levy will decrease in FY 17 (-3%), due to low inflation and more money being needed to satisfy the actuarial determined contribution for the police pension. For FY 18 through FY 21 shows an increase of 2% per annum. This line item does not include police pension, bond-related, library operations, and library debt service taxes. As discussed during the tax levy proposal, the City expects total property taxes to decrease each year through FY 18.
- R2) Property Taxes – Police Pension 01-000-40-00-4010
- a. The FY 16 amount matched the actuarial determined contribution of \$722,940. Since actual property tax revenues fell short of this amount, other General Fund revenues were utilized in the amount of \$19,835 to fund the difference. Pursuant to the pension funding policy, the City will continue to fully fund its actuarial contribution amount each year, which is currently at \$825,413 for FY 17. As the City continues to fully fund this obligation, the Police Pension Fund percent funded should continue to increase from its current amount of 41%. Future years funding amounts are estimates only, and will be analyzed each year by the City’s actuary..
- R3) Municipal Sales Tax 01-000-40-00-4030
- a. Based on current trends in municipal sales tax collections, we are projecting increases in sales tax collections of approximately 2% per year through FY 21. This line item will have to be revisited each year, as sales tax collections are highly volatile and subject to economic fluctuations.
- R4) Non-Home Rule Sales Tax 01-000-40-00-4035
- a. We have budgeted for the same growth trends in non-home rule sales taxes as for municipal sales taxes.
- R5) Video Gaming Tax 01-000-40-00-4055
- a. The budgeted amount represents the amount of revenue expected to be generated from the video gaming machines at 10 establishments throughout the City..
- R6) Amusement Tax 01-000-40-00-4060
- a. This is the 3% tax charged on all amusement devices and tickets within the City. The maximum amount allowable under law for this tax is 5%. The majority of this line-item is generated by Raging Waves, which has a large percentage of out-of-town visitors. The second largest contributor to this amount is NCG Movie Theater, although this amount currently has no net impact on the budget, as we are rebating 100% of the amusement tax to the movie theater developer until we rebate \$200,000 total. At that point, the rebate drops to 50% for 10 years from the development agreement.



- R7) Admissions Tax 01-000-40-00-4065  
a. This is the 2.75% admissions tax charged at Raging Waves, authorized by their annexation agreement. This amount is remitted to Raging Waves to offset their on-site infrastructure costs.
- R8) State Income Tax 01-000-41-00-4100  
a. This line-item is based on our population, and estimates of state revenues put forth by the Illinois Municipal League. We are projecting to receive approximately \$1.8 million by the end of FY 2016. For a variety of historical and political reasons, we do not think the State will succeed in a proposal to reduce the local share of state income taxes. However, the state budget impasse makes the long-term outlook for income taxes especially volatile. FY 17 amounts are based on current IML estimates.
- R9) Building Permits 01-000-42-00-4210  
a. Revenue figures within this line-item are budgeted at \$130,000 which will help offset costs associated with the Chief Building Official's salary, the Building Department Receptionist's salary, the part time Code Enforcement Officer's salaries, and the cost of outsourced inspections. If during the year, all those costs are met, any excess building permit revenue will be transferred into the City-Wide Capital fund for the use of one-time capital expenses. This prevents us from using one-time revenues for operating costs in the future. The "surplus" building permit revenues are currently denoted in the City-wide capital fund budget under line-item 23-000-42-00-4210.
- R10) Reimbursement – Engineering Expenses 01-000-46-00-4604  
a. Revenue figures within this line-item will offset the line item for engineering expenses in order to net out the engineering services to equal the \$240,000 contract amount.
- E1) Salaries – All Departments Multiple #'s  
a. We are proposing a 3.5% increase in individual full-time salaries for FY 17. We have budgeted for reasonable, but undetermined, salary increases in FY 18 through FY 21.
- E2) Health Insurance – All Departments Multiple #'s  
a. We are assuming an 8% increase in health insurance costs each year through FY 22. The actual year-end figures may fluctuate based on employees changing health plans and/or the changes in overall rates.
- E3) IMRF – All Departments Multiple #'s  
a. While the IMRF fund is very well funded compared to other state-wide pension funds, we are budgeting conservative increases in the employer contribution rates each year for FY 18 through FY 21.
- E4) Training and Travel – All Departments Multiple #'s  
a. The same training and conference levels are proposed as last year. Department heads have been asked to budget for attendance at one national level or state conference per year to keep up to date with the latest trends in management and government. Increases in individual line-items reflect this request of the department heads.
- E5) Commodity Assumptions – All Departments Multiple #'s

- a. Graduated increases in gasoline, electricity, natural gas, and simple contractual services are not based on any particular estimate of the details of the line-item, except where specifically noted in this budget section. From a conservative budgeting principle, we are purposefully trying to overestimate costs to hedge on unanticipated price increases on everything from gasoline to office cleaning.

E6) Professional Services – All Departments Multiple #'s

- a. Professional services expenditures vary in each department and can be for a variety of services. For each department, we've included a brief sampling of the expenses coded out of this line-item. Full expense reports for any line-item can be obtained from the Finance Department at any time.
- b. Administration – Expenses for the minute taker, AT&T Maintenance, safe deposit box, background checks, and ADS alarm monitoring. Increase in FY 17 budget is due to Administrative Intern wages per agreement with Northern Illinois University. Typically this all would be taken out of the Administration Part-time Salaries line item 01-110-50-00-5015, but due to the contract the majority is budgeted in this line item. This results in a zero net impact on the overall City budget.  
Finance – Fees for municipal aggregation, online utility billing, bond renewal, and the annual accounting software maintenance agreement.
- c. Police – Expenses for onsite shredding, training classes, RADAR Certifications, and Searches.
- d. Community Development – Access to iWorQ, the new code enforcement and permit management software system and expenses for the comprehensive plan consultant, the Lakota Group.
- e. Street Operations – Electronic recycling, drug screenings, and to publish a RFP to buy a new truck and trade in two trucks. and to public the RFP for Ash tree removal.
- f. Water Operations – Electronic meter reading services and utility billing fees.
- g. Sewer Operations –Sewer cleaning and utility billing.
- h. Parks - Conceptual land plan and employment ads.
- i. Recreation – Referees and Umpires Recreation class instructors, copier costs, and minute taker fees.
- j. Library – Elevator maintenance, pest control, copier charges, sound system maintenance,, and minute taker fees.

E7) Salaries – City Treasurer 01-110-50-00-5004

- a. We have budgeted a full treasurer salary for the entire five-year budget.

E8) Salaries – Administration 01-110-50-00-5010

E9) Part-Time Salaries 01-110-50-00-5015

- a. We propose to keep part-time salary in place for an undergraduate or graduate student through FY 21.

E10) 4<sup>th</sup> of July Contribution 01-110-54-00-5436

- a. This line-item was approved by the City Council in FY 14. Most of the assistance has occurred out of the Parks and Recreation Department, so we propose to include any 4<sup>th</sup> of July related expenses out of the Recreation budget.

E11) Auditing Services

01-120-54-00-5414

- a. We have completed four years of our contract with Lauterbach and Amen, the budgeted amounts for FY 17 reflect the last year of our contract. We would expect to go out to RFP for this service in FY 17.

E12) Salaries – Police Officers

01-210-50-00-5008

- a. No new hires are proposed in the police department over a five year period. While we're two officers short of our past goal to get to four on-street patrols, we are near regional averages for staffing. If the City's five year budget outlook improves, we would recommend revisiting this position.

<b>Municipality</b>	<b>Population*</b>	<b>Total Officers</b>	<b>Officers per 1,000</b>
Aurora	200,456	287	1.43
Batavia	26,424	40	1.51
Carpentersville	38,407	59	1.54
East Dundee	3,198	13	4.07
Elburn	5,602	7	1.25
Elgin	111,117	180	1.62
Geneva	21,742	36	1.66
Gilberts	7,556	8	1.05
Hampshire	5,976	11	1.84
North Aurora	17,342	28	1.61
Sleepy Hollow	3,340	12	3.59
St. Charles	33,387	52	1.56
Sugar Grove	9,192	11	1.20
West Chicago	27,507	50	1.82
West Dundee	7,391	18	2.44
Winfield	9,569	16	1.67
Average	33,012.88	51.75	1.87
Midwest (10,000-25,000)	6,317,058	10,739	1.70
Total Illinois	7,428,735	24,358	3.28
National (10,000-25,000)	25,167,878	46,181	1.80
Yorkville (FY 17)	18,096	30	1.66

\*Based off of 2014 U.S. Census population estimate

E13) Police Commission

01-210-54-00-5411

- a. The spikes in the Police Commission line-item represent applicant testing years.

- E14) Vehicle and Equipment Chargeback 01-210-54-00-5422  
a. All of the expenses for new squad cars are located in the vehicle and equipment fund, as they are a capital cost. However, to adequately portray the cost of operations of the police department (and all other departments), we are showing the gap between the cost of the police cars and the available impact fees in the vehicle and equipment fund as a chargeback expense in this line-item.
- E15) Legal Services 01-210-54-00-5466  
a. This line item represents the expenses regarding union contract negotiation. This also assumes that negotiations without the use of outside counsel will not work. All arbitration related legal costs will be borne by the Special Counsel line-item in the Admin Services department fund.
- E16) Professional Services 01-220-54-00-5462  
a. This line-item contains funds for the remainder of the Comprehensive Plan. FY 17 is the last year at approximately \$36,000. For FY 17, it is staff's recommendation to use funds towards GIS services and end the retail recruit contract with The Retail Coach. In its place, a custom market studies are an option. These would be periodically updated demographics studies, site reports, and customized trade area reports in addition to demographic and lifestyle information with maps. Furthermore, we could have custom reports done by real estate services companies on industry sectors that contain supply and demand, rents/sales prices, and market trends.
- E17) Economic Development 01-220-54-00-5486  
a. The YEDC was formally disbanded at the end of 2015. In order to continue attracting new business and promoting expansion of existing business, Lynn Dubajic, former director has been hired as a part-time economic development consultant. Her salary of \$145 per hour at 15 hours per week makes up the entirety of this line item of \$113,100.
- E18) Vehicle & Equipment Chargeback 01-410-54-00-5422  
a. All of the expenses for new street operations vehicles are located in the vehicle and equipment fund, as they are a capital cost. However, to adequately portray the cost of operations of street operations (and all other departments), we are showing the gap between the cost of these vehicles and the available impact fees in the vehicle and equipment fund as a chargeback expense in this line-item.
- E19) Mosquito Control 01-410-54-00-5455  
a. The line-item expense for mosquito control represents treatment of stormsewer inlets only.
- E20) Tree & Stump Removal 01-410-54-00-5458  
a. This line-item will continue to be \$20,000 in FY 17 and is expected to remain constant. This does not include any replacement of trees.

- E21) Hanging Baskets 01-410-56-00-5626  
a. The hanging basket replacement program was originally postponed because of the Route 47 project. Due to uncertainty regarding when the new light poles will be installed, we are proposing to re-implement this program in FY 2018 (summer 2017), which will be funded through donations. These donations will be taken out of the donations revenue line-item.
- E22) Garbage Services – Senior Subsidies 01-540-54-00-5441  
a. This line item represents the continued implementation of the phase out of a portion of the senior garbage subsidy. The subsidy is 20% for all seniors and 50% for all seniors on the Circuit Breaker program, and those amounts will hold through FY 2020. Currently, we have 705 senior accounts and 26 circuit breaker senior programs.
- E23) Amusement Tax Rebate 01-640-54-00-5439  
a. As part of the Countryside redevelopment project incentives, the City is refunding a portion of the amusement tax to the Movie Theater developer. This amount should equal the amount of amusement tax generated by the Movie Theater up to \$200,000. All further proceeds will be rebated at 50%.
- E24) KenCom 01-640-54-00-5449  
a. The City's FY 15 and FY 16 contributions ended up being far less than our worst case projections. The new figures in FY 17 through FY 21 are based off of the actual FY 16 contribution.
- E25) Information Technology Services 01-640-54-00-5450  
a. This line-item covers all consultant costs and equipment purchases for IT in all departments. We are still recommended outsource of IT services, as consultant costs currently make up only \$14,000 of the entire line-item. In addition, staff has started to explore the possibility of starting or joining an IT consortium with other municipalities to meet the demand for increased IT services without higher costs.
- E26) Engineering Services 01-640-54-00-5465  
a. This is the gross cost of all EEI expenses which are not related to capital projects. It includes \$240,000 of contract-related expenses, \$125,000 worth of subdivision-infrastructure inspection related expenses, and \$25,000 in reimbursable development work. For reasons explained in the Items to Note section, we still recommend the City outsource its engineering work for the foreseeable future.
- E27) Business District Rebate 01-640-54-00-5493  
a. Currently, this expenditure line-item corresponds with a revenue line-item of the same amount, as this tax is rebated 100% to the developers of the Kendall Marketplace, Kendall Crossing and the downtown business district.
- E28) Admissions Tax Rebate 01-640-54-00-5494  
a. Currently, this expenditure line-item corresponds with a revenue line-item of the same amount, as this tax is rebated 100% to Raging Waves. This rebate is set to expire in FY 2022.

- E29) Transfer to CW Municipal Building 01-640-99-16-9923  
a. This transfer will directly correspond with expenditures for maintaining and improving municipal buildings.
- E30) Transfer to Citywide Capital 01-640-99-23-9923  
a. No transfers will be needed to Citywide Capital through FY 21, unless additional capital projects are added.
- E31) Transfer to Debt Service 01-640-99-00-9942  
a. This line-item represents the gap between property taxes associated with the 2014B bond and the debt service for that bond. The property taxes on the 2014B bond are scheduled to be decreased in FY 17 and will be totally eliminated in FY 18.
- E32) Transfer to Sewer 01-640-99-00-9952  
a. This line-item represents the City's transfer of non-home rule sales tax dollars being transferred into the sewer fund to pay for the yearly debt service on the 2011 refinancing bond.
- E33) Transfer to Parks and Recreation 01-640-99-00-9979  
a. This line-item represents the City's operational transfer to fund Parks and Recreation expenses.
- E34) Transfer to Library Operations 01-640-99-00-9982  
a. This line-item transfer also covers liability and unemployment insurance for the library.



## **The small picture – all other funds**

### **Fox Hill SSA**

- E1) Trail Maintenance 11-111-54-00-5417
- a. This one-time expense was incurred in FY 16 for trail sealing coating and patching that was completed in 2015. It will be paid off from an SSA tax levy of an estimated \$32 per home per year through FY 2026. The levy amount will be reviewed each year.

### **Sunflower SSA**

- E1) Pond Maintenance 12-112-54-00-5416
- a. This one-time expense represents naturalization of the three detention basins found in the Sunflower SSA. This project began in 2014 and is expected to wrap up in 2017. This expense will be paid back through an SSA tax levy of an estimated \$174 per year through FY 26. The levy amount will be reviewed each year.

### **Motor Fuel Tax Fund**

- E1) Material Storage Building Construction 15-155-60-00-6003
- a. This line-item expenditure for construction of a replacement material storage building is offset by a state grant. The grant program was suspended by the State during its recent budget impasse. We have received an extension through the end of 2016.
- E2) Baseline Road Bridge Repairs 15-155-60-00-6004
- a. Updated estimates on the bridge repair came back much higher than original staff estimates of \$160,000, so the project was shelved in favor of a bridge closure in the FY 16 budget. Staff not able to proceed on formal closure in the FY 16 budget, so we expect this to occur in FY 17. A plan for timing and execution of the closure will be brought to the Public Works Committee in Spring.
- E3) Route 47 Expansion 15-155-60-00-6079
- a. Per the City's intergovernmental agreement with IDOT, MFT related Route 47 project expenses were spread over ten fiscal years. By April 2016 the City will have made 43 of its 120 payments.

### **City-Wide Capital Fund**

- R1) Federal Grant – ITEP Downtown 23-000-41-00-4161
- a. This funding is for the streetlight project in the downtown. The streetlights are expected to be installed in early Spring 2016, and the majority of the billing should occur in FY 16. The majority of the reimbursement should occur in FY 17.
- R2) State Grants – EDP Wrigley 23-000-41-00-4188
- a. This line-item represents the 100% state grant for the intersection improvements at Route 47 and the Wrigley factory.

- R3) Building Permits 23-000-42-00-4210  
a. Any excess of building permit revenues over the cost of building department operations will be placed in this line item. In order to budget conservatively, we are leaving this number at zero.
- R4) Road Infrastructure Fee 23-000-44-00-4440  
a. We are not proposing any change to the Road Infrastructure Fee through FY 21. This is something which can and will be reevaluated each year, as the sunset date for the infrastructure fee is April 30, 2015.
- R5) Transfer from General – CW B&G 23-000-49-16-4901  
a. This transfer from the General fund is to pay for municipal building expenditures and supplies. These costs were formerly paid for out of the street operations budget.
- R6) Transfer from General – CW Capital 23-000-49-23-4901  
a. This transfer is made from the General Fund to fund various City-wide Capital projects. We do not project any transfers through FY 21.
- E1) Property & Building Maintenance Services 23-216-54-00-5446  
E2) Property & Building Maintenance Supplies 23-216-56-00-5656  
a. These were formerly line items for maintenance in the street department and have been moved into the city-wide capital fund.  
b. For the services line-item above, we have included \$30,000 for new City Hall carpet (safety related) and \$25,000 for Beecher Center kitchen improvements (code deficiencies). These projects were expected to occur in FY 15, but were not completed in time.
- E3) Road to Better Roads Program 23-230-60-00-6025  
a. This line item represents the pavement portion of the total road to better roads expenditures. Between this line item and others, we have \$1 million in project funding.
- E4) Sidewalk Construction 23-230-60-00-6041  
a. In FY 16, the City replaced around 175 linear feet of sidewalk (34 squares 5'x5') in various subdivisions around town. Raintree, White Oak, Heartland, Elm St, and Boombah Blvd all saw miscellaneous improvements. For FY 17, we would address any safety concerns as they pop up and do entire sections of sidewalk on a worst-first basis.
- E5) Downtown Streetscape Improvement 23-230-60-00-6048  
a. This represents the expense for the street lighting project. Shop drawings were reviewed and approved this fall. With a turnaround of 16 weeks to manufacture the poles, streetlights are expected to be installed in early Spring 2016. Construction funding is included in the Downtown TIF fund.
- E6) Route 71 (RT 47- RT 126) Project 23-230-60-00-6058  
a. IDOT has approved engineering and reconstruction of 1/5 miles of roadway with additional lanes in their five year plan. They are currently proceeding with phase II engineering. It is anticipated that this project will not occur until 2018 at the earliest. Construction is anticipated to take 2.5 years to complete.

- E7) US 34 (IL 47 / Orchard Rd) Project 23-230-60-00-6059  
a. IDOT has approved engineering and reconstruction of 3.5 miles of roadway with additional lanes in their five year plan. This project has been let and awarded to D Construction. Private utility relocation work is currently underway. Construction is estimated to be complete in December 2018.
- E8) Game Farm Rd Project 23-230-60-00-6073  
a. This project was substantially completed in 2015. The final payments are expected to occur in FY 17, for a total remaining amount of \$415,000.
- E9) Countryside Improvements 23-230-60-00-6082  
a. This line-item contains all pavement related expenses in the Countryside subdivision. Bidding and construction of the project is expected to begin in spring 2016. It is anticipated that construction will be substantially complete late fall of 2016 and fully complete by the middle of 2017.
- E10) Kennedy Rd Bike Trail 23-230-60-00-6094  
a. This line-item contains the gross expenses from the construction of the trail. We continue to assume that the City will not pay for any of the net costs of the project, but we do expect the reimbursement from Push for the Path to occur slightly behind the timing of the incoming construction expenses. Reimbursement monies received from Push for the Path will be recorded in revenue line item 23-000-48-00-4860. Staff is targeting an April letting, pending land acquisition issues being resolved.
- E11) Principal Payment 23-230-81-00-8000  
E12) Interest Payment 23-230-81-00-8050  
a. This line-item contains the debt service for a 20-year bond associated with the Game Farm Road project.
- E13) Principal Payment 23-230-97-00-8000  
a. This line-item represents the City's 6-year payback of River Road Bridge expenses to Kendall County at 0% interest. The City will pay back \$75,000 in each of FY 17 and FY 18, and \$84,675 in FY 19.

#### **Vehicle and Equipment**

- R1) Police Chargeback 25-000-44-00-4420  
R2) Public Works Chargeback 25-000-44-00-4421  
R3) Parks & Recreation Chargeback 25-000-44-00-4427  
a. As discussed in the general fund line-item narrative, these line-items represent transfers from the general fund and parks and recreation fund to cover the gap between vehicle purchases and available funds in the respective departments.
- E1) Equipment 25-205-60-00-6060  
E2) Vehicles 25-205-60-00-6070  
a. As mentioned in the Items to Note section above, the City needs to replace multiple vehicles per year but can only budget for one vehicle per year.

- E3) Vehicles 25-215-60-00-6070  
 a. As mentioned in the Items to Note section above, the City needs to replace around \$300,000 worth of Public Works vehicles annually but can only budget for \$50,000 per year.
- E4) Principle Payment (PW 185 Wolf Street bldg.) 25-215-92-00-8000
- E5) Interest Payment (PW 185 Wolf Street bldg.) 25-215-92-00-8050  
 a. These line-items cover the annual purchase installment payments to the property seller for the Public Works south building. The final payment will not occur until November 2028.

### **Debt Service Fund**

- R1) Property Taxes - 2014B Bond 42-000-40-00-4000  
 a. This line-item represents the non-abated property taxes associated with the refinance of the in-town road program bond, in the amount and duration approved by City Council during last year's budget discussion. These property taxes are scheduled to be eliminated in FY 18.

### **Water Fund**

- R1) Water Sales 51-000-44-00-4424  
 a. As discussed in the Items to Note section above, the volume of water sold in FY 16 was above our projects for the first time in three years. The FY 18 through FY 21 rates assume a rate freeze in FY 18 and FY 19 and a significant increase in FY 20 and FY 21 to offset future capital costs. No specific proposal is made for rates in FY 20 and FY 21 because the water study is still ongoing and we typically address rates on a year-to-year basis.
- R2) Water Infrastructure Fee 51-000-44-00-4440  
 a. No change is proposed for the Water Infrastructure Fee for FY 17. It is currently set at \$8.25 per month through the end of FY 16 and will need to be reauthorized for FY 17.
- R3) Water Connection Fees 51-000-44-00-4450  
 a. For FY 17, we expect 80 new housing starts. Each subdivision has its own water connection fee amount, depending on when the subdivision was annexed. If the GC Housing project is approved in February 2016, the water connection fee revenues generated in that project alone will be more than \$100,000. For purposes of conservative budgeting and given that overall water revenues can be volatile from year-to-year, we have not assumed the City will receive any water connection fee revenue from the GC Housing project.
- R4) Rental Income 51-000-48-00-4820  
 a. This line-item contains rental and lease fees from various cellular and internet antennas on City water towers.
- E1) Well Rehabilitations 51-510-60-00-6022  
 a. In order to prevent well breakdowns and water supply and quality issues, each City well needs to be rehabilitated every 7-10 years. Each of the wells proposed in FY 16, FY 18, FY 19, and FY 20 will be either behind or on schedule for rehabilitation.
- E2) Road to Better Roads Program 51-510-60-00-6025  
 a. The line item expenditure represents the dollar amount we are able to fund for water infrastructure as part of the program through FY 21.

- E3) Route 71 Watermain Relocation 51-510-60-00-6066  
a. This project's timeline has been delayed by IDOT by a couple years. Accordingly, we have moved the expenditures, and we do not expect IDOT to review our extended repayment plan request for a few more years.
- E4) Route 47 Expansion 51-510-60-00-6079  
a. This line-item represents all water related utility costs associated with the Route 47 expansion project. These amounts are scheduled in equal annual payments for 10 years. By April 2016 the City will have made 43 of its 120 payments.
- E5) Countryside Pky Improvements 51-51-510-60-00-6082  
a. This line-item funds the replacement of Countryside water mains in accordance with the 2015 bond. Water mains are expected to be completed by late fall of 2016.
- E6) 2015 Bond Principal 51-510-77-00-8000  
E7) 2015 Bond Interest 51-510-77-00-8050  
a. These two line-items represent the debt service payments associated with the Countryside water main project.

#### **Sewer Fund**

- R1) Sewer Maintenance Fees 52-000-44-00-4435  
a. The bi-monthly sewer maintenance fee for FY 17 is \$19.67, authorized by ordinance in April 2014.
- R2) Sewer Infrastructure Fee 52-000-44-00-4440  
a. No change in the sewer infrastructure fee is proposed in FY 16. It is currently \$4 per unit per month.
- R3) Reimb – I&I Reductions 52-000-46-00-4625  
a. This line-item represents the City's proposal to YBSD to complete I&I reduction related improvements to the City's sewer system. YBSD has indicated a preliminary willingness to undertake an undetermined amount of I&I improvements in order to mitigate capacity issues at the sanitary district plant. This line-item will wholly offset the corresponding expenditure line-item. If YBSD declines to fund I&I improvements, we will zero out the expenditures.
- R4) Transfers from General Fund 52-000-49-00-4901  
a. This line-item represents the non-home rule sales tax transfers from the general fund, used to offset the 2011 Refinancing Bond.
- E1) Road to Better Roads Program 52-520-60-00-6025  
a. The line item expenditure represents the dollar amount we are able to fund for sewer infrastructure as part of the program through FY 21.
- E2) Sanitary Sewer Lining 52-520-60-00-6028  
a. This line-item represents the City's proposal to YBSD to complete I&I reduction related improvements to the City's sewer system. It will offset with the revenue line-item above.



### **Land Cash Fund**

- R1) OSLAD Grant – Riverfront Park 72-000-41-00-4175  
a. Due to the State’s budget constraints, the Riverfront Park grant is currently suspended. As a result, park components have not been purchased nor installed as previously projected. With a state budget still not passed, it is quite uncertain whether the grant will be reinstated in FY 17.
- E1) Mosier Holding Costs 72-720-60-00-6032  
a. The City has taken title to ~23 acres as match for the Riverfront Park project, before that grant was suspended. The City was in the process of taking title to the remaining ~60 acres when the Bristol Bay grant was suspended, and successfully halted the transfer process at that time. Openlands is still holding the ~60 acres, and they’ve proposed a \$12,000 annual holding cost. At this point, we’re still recommending to renew the Openlands agreement until we have a better idea of what the State with the grant.
- E2) Riverfront Park 72-720-60-00-6045  
a. This expenditure coincides with an OSLAD grant the City received to complete Riverfront Park. With the grant currently suspended, construction will be delayed until reinstatement. If resolved before the beginning of FY 17, construction could be completed by the end of FY 17.
- E3) Grande Reserve Park A 72-720-60-00-6046  
a. Professional Service Agreement with Engineering Enterprise, Inc. was approved by the Park Board and City Council in December 2015. Park Development Standards and improvement are expected to begin in April 2016 with the park to be completed by the end of the calendar year.

### **Parks and Recreation Fund**

- R1) Child Development 79-000-44-00-4403  
a. Child development and preschool classes’ enrollment is increasing, causing us to increase our revenue projections.
- R2) Rental Income 79-000-48-00-4820  
a. This line-item includes rental revenue from the leased buildings on Hydraulic in Riverfront Park, and the cell tower lease at Wheaton Woods Park.
- R3) Park Rentals 79-000-48-00-4825  
a. The revenue generated by this line item is primarily from baseball and soccer field rentals for tournaments, daily field usage and individual park rentals.
- R4) Hometown Days 79-000-48-00-4843  
a. In FY 16, Hometown Days not only returned to its normal revenue levels, but actually exceeded the budgeted \$8,000 profit amount by \$4,000, with a total profit of \$12,000. In addition to the financial success, the new collaboration with Cross Church providing the Friday Night Band and the added attraction of Ultimate Air Dogs were extremely popular.

### **Countryside TIF Fund**

- R1) Property Taxes 87-000-40-00-4000  
In FY 16 the movie theater paid its first full year of property taxes. The amount that went into the TIF was approximately \$143,500. In FY 17, Lighthouse Academy will be included bringing in approximately \$60,000.

### **Downtown TIF Fund**

- E1) Legal Services 88-880-54-00-5466  
a. This line item represents any legal services used by the City in relation to TIF projects or incentive agreements.
- E2) TIF Incentive Payout 88-880-54-00-5425  
a. Based on the FY 14 and FY 15 payouts amount, we've estimated the FY 17 payouts. Currently, only Imperial Investments is receiving incentive payouts.
- E3) Project Costs 88-880-60-00-6000  
a. This line-item is for minor City-initiated projects within the TIF districts. This can be anything from streetscape aesthetic improvements, to repairs on public buildings.
- E4) Downtown Streetscape Improvements 88-880-60-00-6048  
a. This represents the expense for the street lighting project. Construction should be completed in Spring 2016. The completion of this project should have a direct effect on property tax values in the TIF district over the next few years.
- E5) Route 47 Expansion 88-880-60-00-6079  
a. This line-item represents various improvements within the TIF district associated with the Route 47 expansion project. These amounts are scheduled in equal annual payments to be made over a 10 year period. By April 2016 the City will have made 43 of its 120 payments.

### **Cash Flow – Surplus (Deficit)**

This section of the budget shows the surpluses and deficits for every fund in the entire budget, and can be used to see the City's "overall budget" performance. The total at the bottom of the column for each fiscal year is the basis for whether the City's overall budget is running a surplus or deficit. As stated in the big picture narrative, we are recommending five years of total budget deficit. In all years,, deficits in the general fund and the city-wide capital fund are caused by large amounts of capital projects, increased personnel costs and conservative revenue projections. As we stated earlier in this memo, these amounts are highly speculative and variable.

### **Cash Flow – Fund Balance**

This section of the budget is a parallel section to the "Cash Flow – Surplus (Deficit)" section above. The only difference between that section and this one is that this section adds in the fund balance amounts for each fund at the end of the fiscal year.

As we discussed in the big picture narrative, fund balance in the general fund is relatively stable until FY 20, the water fund is relatively stable pending the recent water usage figures, and the

sewer fund fund balance equivalency is drawn down over the next five fiscal years, resting at 20% fund balance in FY 21.

The total at the bottom of each column represents the City's overall aggregate fund balance. As we stated above and in last year's budget narrative, \$3 million is the threshold for severe fiscal problems. Last year, we projected to hit that mark in FY 18 and that has changed to FY 20 in this year's budget proposal.

#### **Allocated Items – Aggregated**

This section carries forward from last year, and contains aggregate costs from all departments, including liability insurance, employee health, dental and vision insurance, property taxes, non-abated property taxes, building permit revenue, employee salaries, Route 47 construction costs, etc.

## Economic Development Coordinator Comparison Chart

Municipality	Position	Range Minimum	Range Maximum	Actual Salary	Education/Training/Experience	Main Responsibilities	Reports to	Population*	EAV*	Total Budget*	FTE*
Bartlett	Economic Development Coordinator	\$73,565	\$103,315	\$103,315	<b>3 years experience</b> - professional economic development experience <b>Bachelor's Degree</b> - Course work in economics, urban planning, public administration, marketing, or related area	-Marketing and promotional materials to promote potential businesses -Strategies to attract businesses -Inventory of specific development sites -Contacts with potential new businesses desired by Village -Efforts with chamber- retain businesses -Collaborate and coordinate with consultants -Staff Liaison EDC -Evaluate Financial impact of new businesses, incentive packages -Grant applications -Ordinance issues addressed with businesses	Community Development Director	41,402	\$1,100,000,000 (2010)	\$37,086,301	167
West Chicago	Business Development and Special Event Coordinator	\$50,886	\$71,240	N/A- currently recruiting	<b>2-3 years experience</b> - economic development related duties and special event planning <b>Bachelor's Degree</b> <b>Preferred experience in municipal environment</b>	-Business attraction, recruitment, and retention	Community Development Director	27,086	\$686,795,562 (2011)	\$45,841,600	117
Carbondale	Economic Development Coordinator	\$47,064 (2011)	\$63,580 (2011)	~\$64,335 (\$30.93/hr)	<b>5 years experience</b> - economic development, community development, or public administration <b>Bachelor's Degree</b> - Business, Public Administration, Planning, or related field	-Identify and recruit businesses to locate or expand -Work with existing businesses- retention and expansion- promote City and state programs that can assist them -Maintain update community information -Support Business Development Cooperation -Relations with Chamber, business organizations, promote general economic development of community	Development Services Director	27,000	\$318,870,642 (2011 pay 2012)	\$45M	235
Huntley	Economic Development Coordinator	\$52,909	\$71,079	\$63,863	<b>"Considerable experience</b> in economic development or related activity" <b>Bachelor's Degree</b> - course work in marketing, business administration or related area	-promote economic development- contacts with existing businesses and professional development groups -Assists with transfer and expansion projects- locate sites, analyze mkt data -Manages and administers econ. development grant and loan programs	Village Manager	24,291	673,475,479	\$25,832,589 (FY 13 Budget from Village budget document)	146
Evanston	Economic Development Division Manager			\$112,000	<b>5 years experience with 3 years supervisory</b> in economic development <b>Master's Degree</b> - Urban Planning, Business	-Assists business prospects new and expanding with plan review and permit processes -Establishes Economic Development programs and practices that facilitate	City Manager	74,486	\$2,201,697,038 (2013 Value)	247,359,877 (FY 13 from City budget document)	789.47 FTE (FY 2013 budget)

					Administration, Public Administration, or related field.	private sector projects -Coordinating accesses to locate, regional, and state resources, business assistance, retention, financing plans -Relationships with other agencies and organizations to facilitate economic development -Develops and negotiates development contracts/incentives -Job program- provide labor/employment base for business seekers -Existing business/industry outreach efforts -Researches and seeks Fed and State grants, other funding -Marketing plan -Staff support Economic Development Cooperation					
Geneva	Business Development Specialist	\$63,415	\$90,267		<b>3 to 4 years</b> progressively responsible related experience <b>Bachelor's Degree-</b> Urban Planning, Advertising, Marketing, Communications, Public Administration, or related field  <b>Economic Developer Certification desirable.</b>	-Promote city as shopping/tourism destination: advertising, business newsletter, City newsletter, events, webpage -Business recruitment program -Research and make recommendations on economic development projects, programs, incentives -Represent city- various boards and organizations- represents department at city level, staff liaison downtown partnership and Cultural Arts Commission -Downtown business retention and expansion program -Database- available properties -City façade and streetscape/landscape lighting program	Director of Economic Development	21,495	\$937,275,763 (2012 Value)	\$73,275,060	175
Geneva	Director of Economic Development	\$93,225	\$132,688		<b>5 to 7 years</b> progressively responsible related supervisory experience <b>Bachelor's Degree, Master's Degree preferred-</b> Urban Planning, Public Administration, or related field <b>Economic Developer Certification desirable.</b> <b>American Institute of Certified</b>	-Plans and directs development and adm. of all economic growth, revitalization, and redevelopment activities. -Managing staff -Work with Chamber and business community to implement coordinated tourism plan- attract targeted mkts- group tours, weddings, meetings. Liaison to chamber. -Implement and administer TIF districts	City Administrator	21,495	\$937,275,763 (2012 Value)	\$73,275,060	175

					<b>Planners (AICP) desirable</b>	-Dept. budget					
Homewood	Economic and Community Development Director	\$88,808	\$119,051		<b>5 to 7 years-</b> progressively responsible experience in municipal environment with supervisory experience <b>Bachelor's Degree-</b> Economic Development, Planning, Public Administration, or related field. <b>Preferred Master's Degree-</b> Planning, Public Administration <b>Preferred Certified Economic Developer</b>	-Economic development programs and initiatives -Economic Development and business attraction and retention programs -Solicit for businesses to locate or expand in Village -Develops and administers incentive programs to attract and retain businesses -Administer TIFs and other incentive programs including grant programs -Economic development reports and supporting data- utilities, taxes, site criteria, transportation, financing tools etc. -Marketing material for zoned properties- retail, commercial, industrial -Short and long term economic development plans -Coordinate development review process -Grant opportunities -Economic Development Plan, zoning ordinance, comprehensive land use plan, downtown master plan, sign ordinance, and appearance plan -Agenda, packets, information for ZBA, Plan Commission, Appearance Commission, EDC -Liaison for Chamber, business orgs -	Village Manager	19,323	\$407,376,980 (2011)	\$16,919,343	100
Kendall County	Economic Development Special Projects Coordinator			\$40,000	<b>2 years experience in economic development</b> <b>Bachelor's degree</b>	-Coordination of economic development programs and assisting with special administrative projects as assigned -Meetings and special projects with local economic development corporations -Update economic development webpage and social media -Economic development events -Implement and update economic development plan -Coordinate EDC meetings -Process applications for real estate property tax abatement program -Administer revolving loan fund program -Participate in regional economic	County Administrator	Not comparable	Not comparable	Not comparable	Not comparable



						development meetings -Marketing materials to attract business and development					
Niles	Director of Business Development and Marketing			\$97,000	<b>Minimum of 5 years experience-</b> business marketing, business development, land use development, <b>Experience in Internet related marketing activities experience required.</b> <b>Bachelor's Degree-</b> Business (including marketing), Economics, Public Administration, or Urban Planning <b>Master's Degree preferred-</b> Business, Public Administration, Urban Planning or related field.	- Analyzes and makes sound recommendations on how to solve the concerns of the business community - Business retention, business attraction, marketing, branding and the facilitation of communication with both the business community and residential populations	Community Development Director			\$84,128,679 (Total budgeted expenses FY 13)	224 (2013)
Rock Island	Economic Development Manager	\$50,144	\$77,789		<b>Bachelor's Degree-</b> Marketing, Business Administration, or related field. <b>Considerable experience</b> in economic development or related activity.	-Promotes economic development in the City through personal contacts with existing business and professional development groups -Assists with transfer and expansion projects by locating appropriate sites -Develops and administers economic development incentive programs -Develops City's comprehensive economic development plan- business conditions, attraction and retention, marketing plan -Business retention and growth		39,018	\$475,940,139 (2012)	\$109,049,199	460
Roselle	Economic Development Coordinator	PT- \$25.14/hr	PT- \$36.53/hr		<b>Bachelor's Degree-</b> Business Administration, Public Administration, Finance, Urban Planning, or a closely related field. <b>1-3 years experience</b> in a significant economic development and planning administrative position <b>-Master's degree or Economic Developer Certification strongly preferred</b>	-Staff liaison to the business community -Attract new industries and businesses and assist existing ones to expand -Develop resource base for potential developers and brokers - Database of available properties and tenant vacancies and existing businesses.	Community Development Director	23,026 (2013)		\$33,348,324 (2013 Budget document)	93 FT (2013)
Eden Prairie, MN	Economic Development	\$75,920	\$91,104		<b>Bachelor's Degree-</b> city planning, real estate	- Monitors present business activity, develops ways to retain current	Community Development	62,729 (2014)		\$42,785,579- (2013 amount	272

	Manager				development, finance, marketing or related field. <b>Minimum of 5 years experience</b> in economic and business development, city planning, real estate development, finance, marketing, or transportation and housing.	businesses, and assists in the development, growth and attraction of new businesses to the city - Initiates and manages special economic development, redevelopment, transportation, and land use studies and projects. - City liaison to various multi-city and business organizations -Reviews reports, analyses and studies the impact and the economic vitality of the city; monitors programs and policies to ensure the long-term financial health of the city; reviews plans for development, economic development and redevelopment projects	Director			from budget document)	
Tinley Park	Economic Development Director			\$122,839	<b>Bachelor's Degree-</b> Finance, Accounting, Economics, Marketing, Urban Planning, Business or Public Administration, or a related field <b>Master's Degree preferred</b> <b>Two years related experience</b>	-Develops short and long range economic development plans -Solicits for location or expansion of businesses in Village, establishes and maintains program of commercial and industrial retention -Develops and maintains comprehensive inventory of available buildings and sites available for economic development purposes -Staff support to EDC and other agencies as needed and assigned, prepares economic development reports -Liaison between chamber, merchant associations, economic development districts, etc. -Prepares and maintains information on utilities, taxes, site criteria, transportation, community services, financing tools; responds to requests for information -Coordinate the implementation, use, and continued enhancement of website -Economic development reports, recommendations for drafting and revising local legislation and plans - Monitors local state and Federal legislation and regulations relating to economic development, and reports findings, trends and recommendations to Village Manager.	Village Manager	58,342	\$1.8 Billion (2010)	\$41,467,401	185
Tinley Park	Business Retention			\$31,527	<b>Bachelor's Degree</b> <b>Minimum of 5 years</b>	-Markets Village for new business investment	Economic Development	58,342	\$1.8 Billion (2010)	\$41,467,401	185

	Specialist (PT)				<b>experience in an office environment</b>	<div>-Communicates and works with Main Street Commission, Chamber of Commerce and other organizations promoting development through business retention efforts. -Marketing and promotional programs for economic development, maintenance of website -Gathers data and assists in economic development reports -Represents Village at economic development meetings and events as directed</div>	Director				
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\*U

nless indicated data derived from ILCMA Manager/Administrator Salary Survey 2013

Recommendation for Yorkville

Option 1	Economic Development Coordinator (FT)	\$50,000-\$70,000	2-4 Years Experience in Economic Development  Bachelor's Degree- Urban Planning, Advertising, Marketing, Communications, Public Adm., or related field  Economic Developer Certification desirable.	Bachelor's Degree- Urban Planning, Advertising, Marketing, Communications, Public Adm., or related field	-Identify and recruit businesses to locate or expand -Work with existing businesses- retention and expansion- promote City and state programs that can assist them -Research and make recommendations on economic development projects, programs, incentives -Staff liaison EDC -Develop resource base for potential developers and brokers - Database of available properties and tenant vacancies and existing businesses. -Develops and administers economic development incentive programs -Develops City's comprehensive economic development plan	Reports to Community Development Director
Option 2	Business Retention Specialist (PT)	\$25-\$30/hr (assuming 20 hours per week \$26,000-\$31,200)	1-3 years experience in a significant economic development and planning administrative position	Bachelor's Degree- Business Adm., Public Adm., Finance Urban Planning or a closely related field.	-Staff liaison to the business community -Attract new industries and businesses and assist existing ones to expand- marketing and promotional program -Develop resource base for potential developers and brokers - Database of available properties and tenant vacancies and existing businesses. -Represents City at economic development meetings and events as directed	Reports to Community Development Director

**United City of Yorkville**  
**Revenues by Category**  
**Fiscal Year 2017**

FUND	Taxes	Inter-governmental	Licenses & Permits	Fines & Forfeits	Charges for Services	Investment Earnings	Reimbursements	Miscellaneous	Land Cash	Other Financing Sources	Fund Total
<u>General Fund</u>	10,384,836	2,313,586	178,000	130,225	1,423,175	5,000	55,000	24,000	-	3,000	14,516,822
<u>Special Revenue Funds</u>											
Motor Fuel Tax	-	487,254	-	-	-	300	-	-	-	25,023	512,577
Parks and Recreation	-	-	-	-	355,000	350	-	181,000	-	1,100,282	1,636,632
Land Cash	-	400,000	-	-	-	-	50,000	-	39,000	-	489,000
Countryside TIF	200,000	-	-	-	-	-	-	-	-	-	200,000
Downtown TIF	70,000	-	-	-	-	50	-	-	-	-	70,050
Fox Hill SSA	7,073	-	-	-	-	-	-	-	-	-	7,073
Sunflower SSA	20,392	-	-	-	-	-	-	-	-	-	20,392
<u>Debt Service Fund</u>	47,497	-	5,000	-	-	-	-	-	-	268,178	320,675
<u>Capital Project Funds</u>											
Vehicle & Equipment	-	-	26,000	10,200	101,633	50	-	2,000	-	1,000	140,883
City-Wide Capital	-	773,222	24,000	-	681,600	600	294,740	-	-	49,500	1,823,662
<u>Enterprise Funds</u>											
Water	-	-	-	-	3,661,400	1,000	-	57,433	-	75,075	3,794,908
Sewer	-	-	-	-	1,199,942	1,000	200,000	-	-	1,134,052	2,534,994
<u>Library Funds</u>											
Library Operations	644,719	22,450	-	9,300	11,500	350	-	7,500	-	36,068	731,887
Library Debt Service	749,771	-	-	-	-	-	-	-	-	3,000	752,771
Library Capital	-	-	20,000	-	-	10	-	-	-	-	20,010
<b>TOTAL REVENUES</b>	<b>12,124,288</b>	<b>3,996,512</b>	<b>253,000</b>	<b>149,725</b>	<b>7,434,250</b>	<b>8,710</b>	<b>599,740</b>	<b>271,933</b>	<b>39,000</b>	<b>2,695,178</b>	<b>27,572,336</b>



**United City of Yorkville**  
**Expenditures by Category**  
**Fiscal Year 2017**

FUND	Salaries	Benefits	Contractual Services	Supplies	Capital Outlay	Developer Commitments	Debt Service	Other Financing Uses	Fund Total
<u>General Fund</u>	4,315,553	2,739,052	4,681,040	326,761	-	-	-	2,613,103	14,675,509
<u>Special Revenue Funds</u>									
Motor Fuel Tax	-	-	123,793	193,000	373,787	-	-	-	690,580
Parks and Recreation	816,544	368,857	260,710	334,666	-	-	-	-	1,780,777
Land Cash	-	-	-	-	453,855	-	-	-	453,855
Countryside TIF	-	-	3,140	-	-	-	159,619	-	162,759
Downtown TIF	-	-	35,360	-	17,420	-	-	-	52,780
Fox Hill SSA	-	-	4,833	-	-	-	-	-	4,833
Sunflower SSA	-	-	17,534	-	-	-	-	-	17,534
<u>Debt Service Fund</u>	-	-	525	-	-	-	320,150	-	320,675
<u>Capital Project Funds</u>									
Vehicle & Equipment	-	-	18,583	2,000	100,000	-	73,034	-	193,617
City-Wide Capital	-	-	61,225	15,000	3,315,062	-	404,138	3,000	3,798,425
<u>Enterprise Funds</u>									
Water	416,844	247,588	544,927	297,660	3,460,544	-	1,450,677	-	6,418,240
Sewer	216,289	107,998	119,463	84,206	459,015	33,872	1,865,857	75,075	2,961,775
<u>Library Funds</u>									
Library Operations	419,134	180,102	129,171	24,000	-	-	-	3,000	755,407
Library Debt Service	-	-	-	-	-	-	752,771	-	752,771
Library Capital	-	-	3,500	8,395	-	-	-	-	11,895
<b>TOTAL EXPENDITURES</b>	<b>6,184,364</b>	<b>3,643,597</b>	<b>6,003,804</b>	<b>1,285,688</b>	<b>8,179,683</b>	<b>33,872</b>	<b>5,026,246</b>	<b>2,694,178</b>	<b>33,051,432</b>

**United City of Yorkville**  
**Fund Balance History**  
**Fiscal Years 2014 - 2021**

FUND	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<u>General Fund</u>	3,860,581	4,826,059	4,110,607	5,026,005	4,867,318	4,464,766	3,871,329	3,084,715	2,096,303
<u>Special Revenue Funds</u>									
Motor Fuel Tax	1,030,456	920,282	589,656	712,082	534,079	310,821	130,167	-	-
Parks and Recreation	546,485	557,536	269,391	411,262	267,117	273,631	281,265	289,322	297,817
Land Cash	187,984	117,430	(185,167)	185,175	220,320	(73,512)	290,754	325,754	360,754
Countryside TIF	(534,087)	(604,820)	(594,959)	(557,792)	(520,551)	(473,366)	(425,864)	(438,849)	(450,300)
Downtown TIF	231,529	239,096	(58,049)	(105,516)	(88,246)	(70,981)	(48,726)	(26,471)	784
Fox Hill SSA	11,134	15,462	(7,693)	(12,140)	(9,900)	(8,627)	(7,354)	(6,081)	(4,808)
Sunflower SSA	2,574	(20,108)	(49,980)	(39,357)	(36,499)	(35,948)	(29,397)	(22,846)	(16,295)
<u>Debt Service Fund</u>	5,319	7,842	-	-	-	-	-	-	-
<u>Capital Project Funds</u>									
Vehicle & Equipment	147,746	105,577	(1,224)	52,734	-	106	212	318	424
City-Wide Capital	676,555	4,684,706	831,196	2,622,218	647,455	197,342	-	-	-
<u>Enterprise Funds *</u>									
Water	1,350,923	1,099,988	558,007	4,411,501	1,788,169	1,668,427	1,272,815	358,916	543,143
Sewer	2,879,170	1,829,603	1,368,893	1,407,926	981,145	571,908	156,871	286,819	504,455
<u>Library Funds</u>									
Library Operations	471,076	466,683	392,989	460,782	437,262	401,571	355,810	299,151	230,710
Library Debt Service	-	-	30	-	-	-	-	-	-
Library Capital	26,870	12,714	(10)	20,829	28,944	28,954	28,954	28,954	28,954
<b>Totals</b>	<b>10,894,315</b>	<b>14,258,050</b>	<b>7,223,687</b>	<b>14,595,709</b>	<b>9,116,613</b>	<b>7,255,092</b>	<b>5,876,836</b>	<b>4,179,702</b>	<b>3,591,941</b>

\* Fund Balance Equivalent

**United City of Yorkville**  
**Revenue Budget Summary - All Funds**  
**Fiscal Years 2014 - 2021**

<b>FUND</b>	<b>FY 2014 Actual</b>	<b>FY 2015 Actual</b>	<b>FY 2016 Adopted Budget</b>	<b>FY 2016 Projected</b>	<b>FY 2017 Proposed</b>	<b>FY 2018 Projected</b>	<b>FY 2019 Projected</b>	<b>FY 2020 Projected</b>	<b>FY 2021 Projected</b>
<u>General Fund</u>	13,445,145	14,150,910	14,200,637	14,426,376	14,516,822	14,850,532	15,140,233	15,436,033	15,737,049
<u>Special Revenue Funds</u>									
Motor Fuel Tax	815,699	852,055	484,000	493,650	512,577	474,300	474,300	474,300	474,300
Parks and Recreation	2,289,916	1,816,275	1,583,231	1,619,206	1,636,632	1,830,722	1,882,736	1,936,872	1,993,939
Land Cash	137,602	172,873	430,500	113,257	489,000	37,000	437,000	35,000	35,000
Countryside TIF	1,237,149	9,295	100,000	1,741,072	200,000	200,000	200,000	200,000	200,000
Downtown TIF	71,006	60,215	65,050	68,918	70,050	70,050	75,050	75,050	80,050
Fox Hill SSA	3,787	8,536	7,073	7,072	7,073	7,073	7,073	7,073	7,073
Sunflower SSA	7,469	17,417	18,608	18,608	20,392	20,392	20,392	20,392	20,392
<u>Debt Service Fund</u>	322,226	2,705,298	302,130	302,883	320,675	320,275	324,775	324,075	323,275
<u>Capital Project Funds</u>									
Municipal Building	575,545	-	-	-	-	-	-	-	-
Vehicle & Equipment	305,427	471,009	472,338	528,932	140,883	193,723	193,723	193,723	193,723
City-Wide Capital	1,552,624	6,541,621	1,757,322	1,429,978	1,823,662	805,600	760,100	760,100	760,100
<u>Enterprise Funds</u>									
Water	2,587,877	4,068,790	7,673,519	7,707,805	3,794,908	3,894,357	3,899,329	4,314,174	4,796,711
Sewer	2,389,613	2,442,221	2,516,354	2,510,263	2,534,994	2,583,742	2,606,344	2,633,348	2,664,654
Recreation Center	534,506	-	-	-	-	-	-	-	-
<u>Library Funds</u>									
Library Operations	741,392	719,485	721,418	705,297	731,887	746,295	761,582	777,260	793,343
Library Debt Service	767,720	731,321	749,876	749,846	752,771	760,396	792,101	797,013	827,088
Library Capital	53,666	25,349	20,020	20,010	20,010	20,010	20,010	20,010	20,010
<b>TOTAL REVENUES</b>	<b>27,838,369</b>	<b>34,792,670</b>	<b>31,102,076</b>	<b>32,443,173</b>	<b>27,572,336</b>	<b>26,814,467</b>	<b>27,594,748</b>	<b>28,004,423</b>	<b>28,926,707</b>

**United City of Yorkville**  
**Expenditure Budget Summary - All Funds**  
**Fiscal Years 2014 - 2021**

<b>FUND</b>	<b>FY 2014 Actual</b>	<b>FY 2015 Actual</b>	<b>FY 2016 Adopted Budget</b>	<b>FY 2016 Projected</b>	<b>FY 2017 Proposed</b>	<b>FY 2018 Projected</b>	<b>FY 2019 Projected</b>	<b>FY 2020 Projected</b>	<b>FY 2021 Projected</b>
<u>General Fund</u>	13,808,392	13,185,437	14,190,635	14,226,430	14,675,509	15,253,084	15,733,670	16,222,647	16,725,461
<u>Special Revenue Funds</u>									
Motor Fuel Tax	947,751	962,228	871,497	701,850	690,580	697,558	654,954	604,467	474,300
Parks and Recreation	2,063,804	1,805,222	1,795,640	1,765,480	1,780,777	1,824,208	1,875,102	1,928,815	1,985,444
Land Cash	71,037	243,428	580,832	45,512	453,855	330,832	72,734	-	-
Countryside TIF	3,343,572	80,030	179,587	1,694,044	162,759	152,815	152,498	212,985	211,451
Downtown TIF	56,411	52,651	406,030	413,530	52,780	52,785	52,795	52,795	52,795
Fox Hill SSA	7,776	4,208	29,833	34,674	4,833	5,800	5,800	5,800	5,800
Sunflower SSA	12,635	40,098	37,594	37,857	17,534	19,841	13,841	13,841	13,841
<u>Debt Service Fund</u>	328,954	2,702,774	310,775	310,725	320,675	320,275	324,775	324,075	323,275
<u>Capital Project Funds</u>									
Municipal Building	3,930	-	-	-	-	-	-	-	-
Vehicle & Equipment	333,269	513,177	616,130	581,775	193,617	193,617	193,617	193,617	193,617
City-Wide Capital	1,204,795	2,533,469	5,900,204	3,492,466	3,798,425	1,255,713	957,442	760,100	760,100
<u>Enterprise Funds</u>									
Water	2,763,633	4,319,725	7,949,715	4,396,292	6,418,240	4,014,099	4,294,941	5,228,073	4,612,484
Sewer	2,503,777	3,491,786	2,941,087	2,931,940	2,961,775	2,992,979	3,021,381	2,503,400	2,447,018
Recreation Center	234,086	-	-	-	-	-	-	-	-
<u>Library Fund</u>									
Library Operations	716,452	723,876	716,122	711,198	755,407	781,986	807,343	833,919	861,784
Library Debt Service	767,720	731,321	749,846	749,846	752,771	760,396	792,101	797,013	827,088
Library Capital	42,484	39,505	11,895	11,895	11,895	20,000	20,010	20,010	20,010
<b>TOTAL EXPENDITURES</b>	<b>29,210,478</b>	<b>31,428,935</b>	<b>37,287,422</b>	<b>32,105,514</b>	<b>33,051,432</b>	<b>28,675,988</b>	<b>28,973,004</b>	<b>29,701,557</b>	<b>29,514,468</b>

**United City of Yorkville**  
**Fiscal Year 2017 Budget**  
**Fund Balance Summary**

<b>FUND</b>	<b>Beginning Fund Balance</b>	<b>Budgeted Revenues</b>	<b>Budgeted Expenditures</b>	<b>Surplus (Deficit)</b>	<b>Ending Fund Balance</b>
<u>General Fund</u>	5,026,005	14,516,822	14,675,509	(158,687)	4,867,318
<u>Special Revenue Funds</u>					
Motor Fuel Tax	712,082	512,577	690,580	(178,003)	534,079
Parks and Recreation	411,262	1,636,632	1,780,777	(144,145)	267,117
Land Cash	185,175	489,000	453,855	35,145	220,320
Countryside TIF	(557,792)	200,000	162,759	37,241	(520,551)
Downtown TIF	(105,516)	70,050	52,780	17,270	(88,246)
Fox Hill SSA	(12,140)	7,073	4,833	2,240	(9,900)
Sunflower SSA	(39,357)	20,392	17,534	2,858	(36,499)
<u>Debt Service Fund</u>	-	320,675	320,675	-	-
<u>Capital Project Funds</u>					
Vehicle & Equipment	52,734	140,883	193,617	(52,734)	-
City-Wide Capital	2,622,218	1,823,662	3,798,425	(1,974,763)	647,455
<u>Enterprise Funds *</u>					
Water	4,411,501	3,794,908	6,418,240	(2,623,332)	1,788,169
Sewer	1,407,926	2,534,994	2,961,775	(426,781)	981,145
<u>Library Funds</u>					
Library Operations	460,782	731,887	755,407	(23,520)	437,262
Library Debt Service	-	752,771	752,771	-	-
Library Capital	20,829	20,010	11,895	8,115	28,944
<b>Totals</b>	<b>14,595,709</b>	<b>27,572,336</b>	<b>33,051,432</b>	<b>(5,479,096)</b>	<b>9,116,613</b>

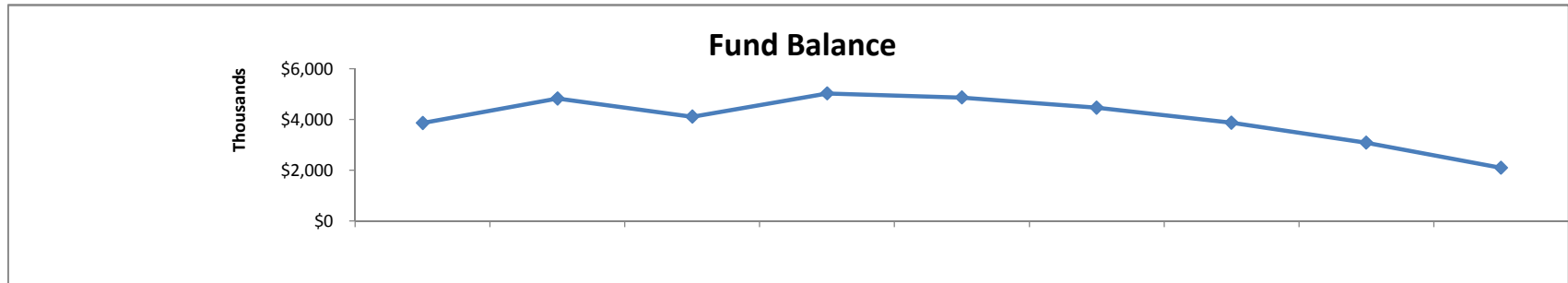
\* Fund Balance Equivalent



## GENERAL FUND (01)

The General Fund is the City's primary operating fund. It accounts for major tax revenue used to support administrative and public safety functions.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Taxes	9,607,999	10,052,792	10,229,937	10,229,475	10,384,836	10,585,524	10,789,227	10,996,003	11,205,915
Intergovernmental	2,120,327	2,295,134	2,178,100	2,386,728	2,313,586	2,361,058	2,409,379	2,458,566	2,508,638
Licenses & Permits	168,119	173,126	198,000	173,000	178,000	223,000	223,000	223,000	223,000
Fines & Forfeits	173,954	137,252	160,250	130,225	130,225	135,225	135,225	135,225	135,225
Charges for Service	1,175,166	1,290,493	1,319,950	1,388,948	1,423,175	1,460,725	1,499,402	1,539,239	1,580,271
Investment Earnings	8,792	8,909	4,000	5,000	5,000	3,000	2,000	2,000	2,000
Reimbursements	168,974	168,182	80,000	86,000	55,000	55,000	55,000	55,000	55,000
Miscellaneous	19,335	22,813	22,500	22,000	24,000	24,000	24,000	24,000	24,000
Other Financing Sources	2,479	2,209	7,900	5,000	3,000	3,000	3,000	3,000	3,000
<b>Total Revenue</b>	<b>13,445,145</b>	<b>14,150,910</b>	<b>14,200,637</b>	<b>14,426,376</b>	<b>14,516,822</b>	<b>14,850,532</b>	<b>15,140,233</b>	<b>15,436,033</b>	<b>15,737,049</b>
<b>Expenditures</b>									
Salaries	3,437,661	3,721,840	4,113,253	4,110,082	4,315,553	4,477,044	4,599,713	4,726,061	4,856,200
Benefits	2,052,895	2,334,546	2,545,610	2,464,901	2,739,052	2,918,072	3,192,137	3,393,430	3,604,598
Contractual Services	4,267,482	4,387,516	4,807,155	4,910,053	4,681,040	4,741,526	4,761,157	4,856,895	4,945,683
Supplies	247,990	254,650	284,861	284,861	326,761	279,547	288,503	298,070	308,289
Contingencies	11,676	-	-	-	-	-	-	-	-
Other Financing Uses	3,790,688	2,486,885	2,439,756	2,456,533	2,613,103	2,836,895	2,892,160	2,948,191	3,010,691
<b>Total Expenditures</b>	<b>13,808,392</b>	<b>13,185,437</b>	<b>14,190,635</b>	<b>14,226,430</b>	<b>14,675,509</b>	<b>15,253,084</b>	<b>15,733,670</b>	<b>16,222,647</b>	<b>16,725,461</b>
Surplus (Deficit)	(363,247)	965,473	10,002	199,946	(158,687)	(402,552)	(593,437)	(786,614)	(988,412)
<b>Ending Fund Balance</b>	<b>3,860,581</b>	<b>4,826,059</b>	<b>4,110,607</b>	<b>5,026,005</b>	<b>4,867,318</b>	<b>4,464,766</b>	<b>3,871,329</b>	<b>3,084,715</b>	<b>2,096,303</b>
	27.96%	36.60%	28.97%	35.33%	33.17%	29.27%	24.61%	19.01%	12.53%



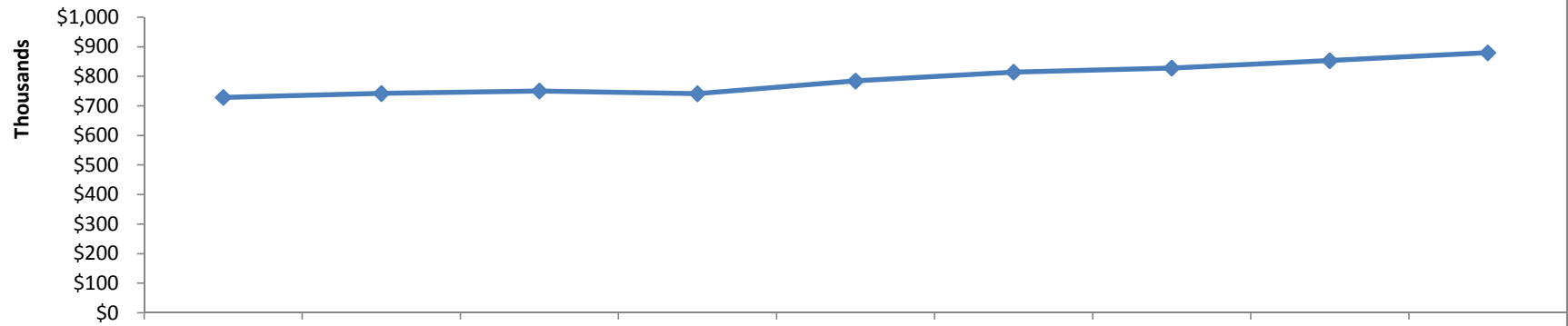
		FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Account Number	Description	Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
<b><u>GENERAL FUND - 01</u></b>										
01-000-40-00-4000	PROPERTY TAXES - CORPORATE LEVY	2,201,759	2,277,087	2,288,200	2,278,321	2,219,203	2,263,587	2,308,859	2,355,036	2,402,137
01-000-40-00-4010	PROPERTY TAXES - POLICE PENSION	524,120	624,168	728,477	703,105	825,413	875,413	925,413	975,413	1,025,413
01-000-40-00-4030	MUNICIPAL SALES TAX	2,586,460	2,704,651	2,751,960	2,746,000	2,800,920	2,856,938	2,914,077	2,972,359	3,031,806
01-000-40-00-4035	NON-HOME RULE SALES TAX	1,986,566	2,078,061	2,142,000	2,115,000	2,157,300	2,200,446	2,244,455	2,289,344	2,335,131
01-000-40-00-4040	ELECTRIC UTILITY TAX	615,878	635,478	605,000	635,000	625,000	625,000	625,000	625,000	625,000
01-000-40-00-4041	NATURAL GAS UTILITY TAX	310,979	277,969	265,000	265,000	265,000	265,000	265,000	265,000	265,000
01-000-40-00-4043	EXCISE TAX	461,554	418,509	415,000	390,000	390,000	390,000	390,000	390,000	390,000
01-000-40-00-4044	TELEPHONE UTILITY TAX	12,625	10,222	11,500	8,250	8,000	8,000	8,000	8,000	8,000
01-000-40-00-4045	CABLE FRANCHISE FEES	232,206	258,118	230,000	270,000	270,000	270,000	270,000	270,000	270,000
01-000-40-00-4050	HOTEL TAX	65,605	72,708	70,000	76,000	76,000	76,000	76,000	76,000	76,000
01-000-40-00-4055	VIDEO GAMING TAX	26,047	50,855	45,000	65,000	65,000	65,000	65,000	65,000	65,000
01-000-40-00-4060	AMUSEMENT TAX	144,118	172,461	175,000	180,000	180,000	180,000	180,000	180,000	180,000
01-000-40-00-4065	ADMISSIONS TAX	103,720	104,066	105,000	121,799	120,000	120,000	120,000	120,000	120,000
01-000-40-00-4070	BUSINESS DISTRICT TAX - KENDALL MRKT	325,724	336,830	346,800	350,000	357,000	364,140	371,423	378,851	386,428
01-000-40-00-4071	BUSINESS DISTRICT TAX - DOWNTOWN	-	11,192	20,000	4,000	4,000	4,000	4,000	4,000	4,000
01-000-40-00-4072	BUSINESS DISTRICT TAX - COUNTRYSIDE	-	9,054	20,000	11,000	11,000	11,000	11,000	11,000	11,000
01-000-40-00-4075	AUTO RENTAL TAX	10,638	11,363	11,000	11,000	11,000	11,000	11,000	11,000	11,000
01-000-41-00-4100	STATE INCOME TAX	1,613,102	1,735,422	1,610,000	1,800,000	1,725,942	1,760,461	1,795,670	1,831,583	1,868,215
01-000-41-00-4105	LOCAL USE TAX	296,298	341,880	346,800	395,000	397,644	405,597	413,709	421,983	430,423
01-000-41-00-4110	ROAD & BRIDGE TAX	164,398	171,756	175,000	148,223	150,000	155,000	160,000	165,000	170,000
01-000-41-00-4120	PERSONAL PROPERTY TAX	16,672	17,450	16,000	17,000	17,000	17,000	17,000	17,000	17,000
01-000-41-00-4160	FEDERAL GRANTS	8,880	10,341	10,000	10,000	10,000	10,000	10,000	10,000	10,000
01-000-41-00-4168	STATE GRANTS - TRAFFIC SIGNAL MAINTENANCE	19,284	17,290	19,000	13,505	12,000	12,000	12,000	12,000	12,000
01-000-41-00-4170	STATE GRANTS	266	-	-	2,000	-	-	-	-	-
01-000-41-00-4182	MISC INTERGOVERNMENTAL	1,427	995	1,300	1,000	1,000	1,000	1,000	1,000	1,000
01-000-42-00-4200	LIQUOR LICENSES	47,781	46,887	45,000	45,000	45,000	45,000	45,000	45,000	45,000
01-000-42-00-4205	OTHER LICENSES & PERMITS	4,156	2,537	3,000	3,000	3,000	3,000	3,000	3,000	3,000
01-000-42-00-4210	BUILDING PERMITS	116,182	123,702	150,000	125,000	130,000	175,000	175,000	175,000	175,000
01-000-43-00-4310	CIRCUIT COURT FINES	45,653	49,859	45,000	45,000	45,000	45,000	45,000	45,000	45,000
01-000-43-00-4320	ADMINISTRATIVE ADJUDICATION	42,430	31,507	35,000	30,000	30,000	30,000	30,000	30,000	30,000
01-000-43-00-4323	OFFENDER REGISTRATION FEES	215	230	250	225	225	225	225	225	225
01-000-43-00-4325	POLICE TOWS	85,656	55,656	80,000	55,000	55,000	60,000	60,000	60,000	60,000
01-000-44-00-4400	GARBAGE SURCHARGE	1,003,263	1,117,947	1,148,450	1,215,119	1,251,675	1,289,225	1,327,902	1,367,739	1,408,771
01-000-44-00-4405	COLLECTION FEES - YBSD	150,249	151,241	150,000	150,000	150,000	150,000	150,000	150,000	150,000
01-000-44-00-4407	LATE PENALTIES - GARBAGE	21,054	21,305	21,000	21,000	21,000	21,000	21,000	21,000	21,000
01-000-44-00-4474	POLICE SPECIAL DETAIL	600	-	500	2,829	500	500	500	500	500

Account Number	Description	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
		Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
01-000-45-00-4500	INVESTMENT EARNINGS	8,792	5,458	4,000	5,000	5,000	3,000	2,000	2,000	2,000
01-000-45-00-4550	GAIN ON INVESTMENT	-	3,451	-	-	-	-	-	-	-
01-000-46-00-4601	REIMB - LEGAL EXPENSES	2,629	6,099	-	-	-	-	-	-	-
01-000-46-00-4604	REIMB - ENGINEERING EXPENSES	107,193	81,686	50,000	50,000	25,000	25,000	25,000	25,000	25,000
01-000-46-00-4680	REIMB - LIABILITY INSURANCE	4,764	4,280	5,000	5,000	5,000	5,000	5,000	5,000	5,000
01-000-46-00-4681	REIMB - WORKERS COMP	30,788	(224)	-	-	-	-	-	-	-
01-000-46-00-4685	REIMB - CABLE CONSORTIUM	18,932	69,693	20,000	20,000	20,000	20,000	20,000	20,000	20,000
01-000-46-00-4690	REIMB - MISCELLANEOUS	4,668	6,648	5,000	11,000	5,000	5,000	5,000	5,000	5,000
01-000-48-00-4820	RENTAL INCOME	7,495	6,715	7,500	7,000	7,000	7,000	7,000	7,000	7,000
01-000-48-00-4845	DONATIONS	-	900	-	-	2,000	2,000	2,000	2,000	2,000
01-000-48-00-4850	MISCELLANEOUS INCOME	11,840	15,198	15,000	15,000	15,000	15,000	15,000	15,000	15,000
01-000-49-00-4910	SALE OF CAPITAL ASSETS	-	-	5,400	-	-	-	-	-	-
01-000-49-00-4916	TRANSFER FROM CW MUNICIPAL BUILDING	2,479	2,209	2,500	5,000	3,000	3,000	3,000	3,000	3,000
Revenue		13,445,145	14,150,910	14,200,637	14,426,376	14,516,822	14,850,532	15,140,233	15,436,033	15,737,049

## ADMINISTRATION DEPARTMENT

The Administration Department includes both elected official and management expenditures. The executive and legislative branches consist of the Mayor and an eight member City Council. The city administrator is hired by the Mayor with the consent of the City Council. City staff report to the city administrator. It is the role of the city administrator to direct staff in the daily administration of City services.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Expenditures</b>									
Salaries	364,083	364,718	420,487	414,987	425,839	459,582	470,009	480,749	491,811
Benefits	219,042	242,710	166,566	162,858	163,513	178,618	190,602	203,464	217,227
Contractual Services	136,733	126,845	151,039	151,039	183,921	164,786	156,339	157,985	159,730
Supplies	8,287	7,198	11,850	11,850	10,850	10,850	10,850	10,850	10,850
<b>Total Administration</b>	<b>728,145</b>	<b>741,471</b>	<b>749,942</b>	<b>740,734</b>	<b>784,123</b>	<b>813,836</b>	<b>827,800</b>	<b>853,048</b>	<b>879,618</b>



		FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Account Number	Description	Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
Administration										
01-110-50-00-5001	SALARIES - MAYOR	9,535	9,570	11,000	11,000	11,000	11,000	11,000	11,000	11,000
01-110-50-00-5002	SALARIES - LIQUOR COMM	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
01-110-50-00-5003	SALARIES - CITY CLERK	7,268	6,905	11,000	11,000	11,000	11,000	11,000	11,000	11,000
01-110-50-00-5004	SALARIES - CITY TREASURER	1,031	968	6,500	1,000	6,500	6,500	6,500	6,500	6,500
01-110-50-00-5005	SALARIES - ALDERMAN	47,190	47,960	52,000	52,000	52,000	52,000	52,000	52,000	52,000
01-110-50-00-5010	SALARIES - ADMINISTRATION	275,169	294,157	308,487	308,487	336,039	347,582	358,009	368,749	379,811
01-110-50-00-5015	PART-TIME SALARIES	22,646	4,158	30,000	30,000	7,800	30,000	30,000	30,000	30,000
01-110-50-00-5020	OVERTIME	244	-	500	500	500	500	500	500	500
01-110-52-00-5212	RETIREMENT PLAN CONTRIBUTION	36,794	37,723	42,886	42,886	37,405	42,289	45,203	48,328	51,636
01-110-52-00-5214	FICA CONTRIBUTION	25,473	24,296	31,014	31,014	28,931	31,623	32,572	33,549	34,555
01-110-52-00-5216	GROUP HEALTH INSURANCE	69,776	85,215	85,972	79,773	90,146	97,358	105,147	113,559	122,644
01-110-52-00-5222	GROUP LIFE INSURANCE	403	443	447	527	496	501	506	511	516
01-110-52-00-5223	DENTAL INSURANCE	4,252	5,387	5,139	5,629	5,792	6,082	6,386	6,705	7,040
01-110-52-00-5224	VISION INSURANCE	550	576	549	721	743	765	788	812	836
01-110-52-00-5235	ELECTED OFFICIAL - GROUP HEALTH INSURANCE	76,151	82,691	-	2,232	-	-	-	-	-
01-110-52-00-5236	ELECTED OFFICIAL - GROUP LIFE INSURANCE	643	633	559	14	-	-	-	-	-
01-110-52-00-5237	ELECTED OFFICIAL - DENTAL INSURANCE	4,432	5,205	-	1	-	-	-	-	-
01-110-52-00-5238	ELECTED OFFICIAL - VISION INSURANCE	568	541	-	61	-	-	-	-	-
01-110-54-00-5410	TUITION REIMBURSEMENT	-	-	-	-	15,000	10,000	-	-	-
01-110-54-00-5412	TRAINING & CONFERENCES	4,624	10,636	5,100	5,100	12,000	12,000	12,000	12,000	12,000
01-110-54-00-5415	TRAVEL & LODGING	7,843	3,356	11,000	11,000	9,000	9,000	9,000	9,000	9,000
01-110-54-00-5426	PUBLISHING & ADVERTISING	765	740	1,000	1,000	1,000	1,000	1,000	1,000	1,000
01-110-54-00-5430	PRINTING & DUPLICATING	3,503	4,094	5,500	5,500	5,500	5,500	5,500	5,500	5,500
01-110-54-00-5436	4TH OF JULY CONTRIBUTION	11,033	-	-	-	-	-	-	-	-
01-110-54-00-5440	TELECOMMUNICATIONS	13,143	13,097	20,000	20,000	16,000	16,000	16,000	16,000	16,000
01-110-54-00-5448	FILING FEES	181	70	500	500	500	500	500	500	500
01-110-54-00-5451	CODIFICATION	2,468	3,003	5,000	5,000	5,000	5,000	5,000	5,000	5,000
01-110-54-00-5452	POSTAGE & SHIPPING	2,225	2,932	4,000	4,000	4,000	4,000	4,000	4,000	4,000
01-110-54-00-5460	DUES & SUBSCRIPTIONS	14,004	15,981	17,000	17,000	17,000	17,000	17,000	17,000	17,000
01-110-54-00-5462	PROFESSIONAL SERVICES	8,355	9,112	14,000	14,000	29,600	14,000	14,000	14,000	14,000
01-110-54-00-5473	KENDALL AREA TRANSIT	23,550	23,550	25,000	25,000	25,000	25,000	25,000	25,000	25,000
01-110-54-00-5480	UTILITIES	27,883	23,131	23,039	23,039	24,421	25,886	27,439	29,085	30,830
01-110-54-00-5485	RENTAL & LEASE PURCHASE	2,508	2,347	2,400	2,400	2,400	2,400	2,400	2,400	2,400
01-110-54-00-5488	OFFICE CLEANING	14,648	14,796	17,500	17,500	17,500	17,500	17,500	17,500	17,500

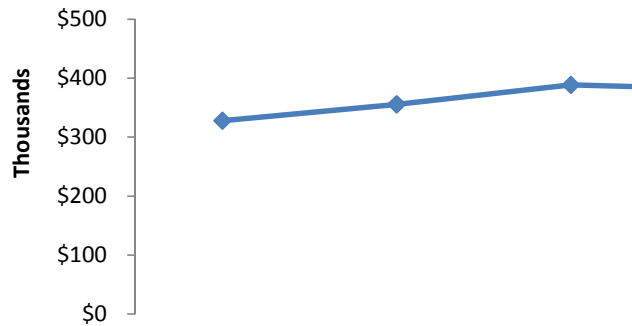


Account Number	Description	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
		Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
01-110-56-00-5610	OFFICE SUPPLIES	8,287	7,120	11,000	11,000	10,000	10,000	10,000	10,000	10,000
01-110-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	-	78	850	850	850	850	850	850	850
		<b>728,145</b>	<b>741,471</b>	<b>749,942</b>	<b>740,734</b>	<b>784,123</b>	<b>813,836</b>	<b>827,800</b>	<b>853,048</b>	<b>879,618</b>

## FINANCE DEPARTMENT

The Finance Department is responsible for the accounting, internal controls, external reporting and auditing of all financial transactions. The Finance Department is in charge of preparing for the annual audit, utility billing, receivables, payables, treasury management and payroll and works with administration in the preparation of the annual budget. Personnel are budgeted in the General and Water Funds.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Expenditures</b>									
Salaries	193,692	206,925	217,491	217,491	233,718	241,746	248,998	256,468	264,162
Benefits	70,446	72,251	80,365	75,685	83,004	88,422	94,108	100,201	106,699
Contractual Services	60,214	73,736	87,050	83,750	92,700	95,300	95,300	95,300	95,300
Supplies	3,336	2,691	3,600	3,600	3,450	3,450	3,450	3,450	3,450
<b>Total Finance</b>	<b>327,688</b>	<b>355,603</b>	<b>388,506</b>	<b>380,526</b>	<b>412,872</b>	<b>428,918</b>	<b>441,856</b>	<b>455,419</b>	<b>469,611</b>



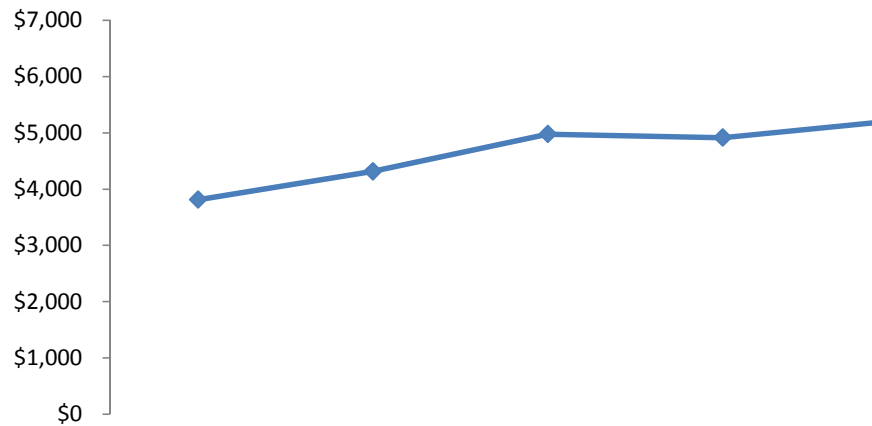
		FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Account Number	Description	Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
Finance										
01-120-50-00-5010	SALARIES & WAGES	193,692	206,925	217,491	217,491	233,718	241,746	248,998	256,468	264,162
01-120-52-00-5212	RETIREMENT PLAN CONTRIBUTION	21,792	23,900	24,196	24,196	25,242	27,076	29,008	31,084	33,284
01-120-52-00-5214	FICA CONTRIBUTION	14,483	15,790	16,462	16,462	17,694	18,302	18,851	19,417	20,000
01-120-52-00-5216	GROUP HEALTH INSURANCE	30,766	26,965	33,854	28,507	33,364	36,033	38,916	42,029	45,391
01-120-52-00-5222	GROUP LIFE INSURANCE	332	332	336	368	372	376	380	384	388
01-120-52-00-5223	DENTAL INSURANCE	2,749	4,778	5,017	5,495	5,655	5,938	6,235	6,547	6,874
01-120-52-00-5224	VISION INSURANCE	324	486	500	657	677	697	718	740	762
01-120-54-00-5412	TRAINING & CONFERENCES	1,462	3,392	2,500	2,500	3,000	3,000	3,000	3,000	3,000
01-120-54-00-5414	AUDITING SERVICES	31,000	32,000	36,300	33,000	37,400	40,000	40,000	40,000	40,000
01-120-54-00-5415	TRAVEL & LODGING	72	146	1,500	1,500	1,500	1,500	1,500	1,500	1,500
01-120-54-00-5430	PRINTING & DUPLICATING	1,123	1,365	4,300	4,300	5,000	5,000	5,000	5,000	5,000
01-120-54-00-5440	TELECOMMUNICATIONS	1,082	1,061	1,200	1,200	1,200	1,200	1,200	1,200	1,200
01-120-54-00-5452	POSTAGE & SHIPPING	509	1,141	1,200	1,200	1,300	1,300	1,300	1,300	1,300
01-120-54-00-5460	DUES & SUBSCRIPTIONS	500	545	800	800	800	800	800	800	800
01-120-54-00-5462	PROFESSIONAL SERVICES	22,340	31,984	37,000	37,000	40,000	40,000	40,000	40,000	40,000
01-120-54-00-5485	RENTAL & LEASE PURCHASE	2,126	2,102	2,250	2,250	2,500	2,500	2,500	2,500	2,500
01-120-56-00-5610	OFFICE SUPPLIES	2,626	2,633	2,600	2,600	2,700	2,700	2,700	2,700	2,700
01-120-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	710	58	1,000	1,000	750	750	750	750	750
		327,688	355,603	388,506	380,526	412,872	428,918	441,856	455,419	469,611

## POLICE DEPARTMENT

The mission of the Yorkville Police Department is to work in partnership with the community to protect life and property, assist neighborhoods with solving their problems and enhance the quality of life in our City.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Expenditures</b>									
Salaries	2,321,323	2,511,201	2,758,349	2,758,349	2,906,541	2,999,477	3,083,432	3,169,905	3,258,973
Benefits	1,208,317	1,411,567	1,641,285	1,581,936	1,800,801	1,916,660	2,036,353	2,161,180	2,291,525
Contractual Services	149,909	237,729	420,597	417,108	311,379	294,131	268,083	268,083	279,083
Supplies	132,585	154,654	158,200	158,200	203,450	154,068	160,079	166,511	173,393
<b>Total Police</b>	<b>3,812,134</b>	<b>4,315,151</b>	<b>4,978,431</b>	<b>4,915,593</b>	<b>5,222,171</b>	<b>5,364,336</b>	<b>5,547,947</b>	<b>5,765,679</b>	<b>6,002,974</b>

Thousands



		FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Account Number	Description	Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
Police										
01-210-50-00-5008	SALARIES - POLICE OFFICERS	1,307,670	1,478,093	1,614,448	1,614,448	1,730,357	1,789,795	1,843,489	1,898,794	1,955,758
01-210-50-00-5011	SALARIES - POLICE CHIEF & DEPUTIES	295,668	322,269	346,106	346,106	358,109	370,410	381,522	392,968	404,757
01-210-50-00-5012	SALARIES - SERGEANTS	426,850	433,191	466,386	466,386	475,680	492,020	506,781	521,984	537,644
01-210-50-00-5013	SALARIES - POLICE CLERKS	116,872	121,384	130,409	130,409	141,395	146,252	150,640	155,159	159,814
01-210-50-00-5014	SALARIES - CROSSING GUARD	21,950	21,429	20,000	20,000	20,000	20,000	20,000	20,000	20,000
01-210-50-00-5015	PART-TIME SALARIES	57,252	57,235	70,000	70,000	70,000	70,000	70,000	70,000	70,000
01-210-50-00-5020	OVERTIME	95,061	77,600	111,000	111,000	111,000	111,000	111,000	111,000	111,000
01-210-52-00-5212	RETIREMENT PLAN CONTRIBUTION	12,938	13,778	14,508	14,508	15,271	16,380	17,550	18,805	20,137
01-210-52-00-5213	EMPLOYER CONTRIBUTION - POLICE PENSION	524,120	624,168	728,477	722,940	825,413	875,413	925,413	975,413	1,025,413
01-210-52-00-5214	FICA CONTRIBUTION	171,085	184,653	206,817	206,817	216,838	224,286	231,015	237,945	245,083
01-210-52-00-5216	GROUP HEALTH INSURANCE	462,711	541,667	639,914	577,313	680,761	735,222	794,040	857,563	926,168
01-210-52-00-5222	GROUP LIFE INSURANCE	3,050	3,338	3,556	4,291	3,956	3,996	4,036	4,076	4,117
01-210-52-00-5223	DENTAL INSURANCE	30,626	39,727	43,519	49,816	52,174	54,783	57,522	60,398	63,418
01-210-52-00-5224	VISION INSURANCE	3,787	4,236	4,494	6,251	6,388	6,580	6,777	6,980	7,189
01-210-54-00-5410	TUITION REIMBURSEMENT	-	-	2,800	2,800	31,096	17,848	2,800	2,800	2,800
01-210-54-00-5411	POLICE COMMISSION	4,590	12,633	4,000	4,000	4,000	15,000	4,000	4,000	15,000
01-210-54-00-5412	TRAINING & CONFERENCE	12,935	11,184	18,000	18,000	18,000	18,000	18,000	18,000	18,000
01-210-54-00-5415	TRAVEL & LODGING	3,963	2,400	10,000	10,000	10,000	10,000	10,000	10,000	10,000
01-210-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	-	63,777	203,647	200,158	53,633	44,633	44,633	44,633	44,633
01-210-54-00-5426	PUBLISHING & ADVERTISING	517	-	200	200	200	200	200	200	200
01-210-54-00-5430	PRINTING & DUPLICATING	2,370	3,222	4,500	4,500	4,500	4,500	4,500	4,500	4,500
01-210-54-00-5440	TELECOMMUNICATIONS	24,048	25,663	36,500	36,500	36,500	36,500	36,500	36,500	36,500
01-210-54-00-5452	POSTAGE & SHIPPING	1,218	987	1,600	1,600	1,600	1,600	1,600	1,600	1,600
01-210-54-00-5460	DUES & SUBSCRIPTIONS	4,315	2,175	1,350	1,350	1,350	1,350	1,350	1,350	1,350
01-210-54-00-5462	PROFESSIONAL SERVICES	11,249	15,288	20,000	20,000	35,000	29,000	29,000	29,000	29,000
01-210-54-00-5466	LEGAL SERVICES	-	-	10,000	10,000	5,000	5,000	5,000	5,000	5,000
01-210-54-00-5467	ADJUDICATION SERVICES	16,132	17,215	20,000	20,000	20,000	20,000	20,000	20,000	20,000
01-210-54-00-5469	NEW WORLD LIVE SCAN	12,434	13,269	15,000	15,000	17,500	17,500	17,500	17,500	17,500
01-210-54-00-5472	KENDALL CO JUV PROBATION	3,118	2,609	4,000	4,000	4,000	4,000	4,000	4,000	4,000
01-210-54-00-5484	MDT - ALERTS FEE	6,660	6,660	7,000	7,000	7,000	7,000	7,000	7,000	7,000
01-210-54-00-5485	RENTAL & LEASE PURCHASE	6,384	6,344	7,000	7,000	7,000	7,000	7,000	7,000	7,000
01-210-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	39,976	54,303	55,000	55,000	55,000	55,000	55,000	55,000	55,000
01-210-56-00-5600	WEARING APPAREL	18,424	9,775	20,000	20,000	20,000	20,000	20,000	20,000	20,000
01-210-56-00-5610	OFFICE SUPPLIES	2,495	2,676	4,500	4,500	4,500	4,500	4,500	4,500	4,500
01-210-56-00-5620	OPERATING SUPPLIES	5,168	43,711	10,000	10,000	65,000	10,000	10,000	10,000	10,000
01-210-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	7,792	12,959	12,000	12,000	12,000	12,000	12,000	12,000	12,000



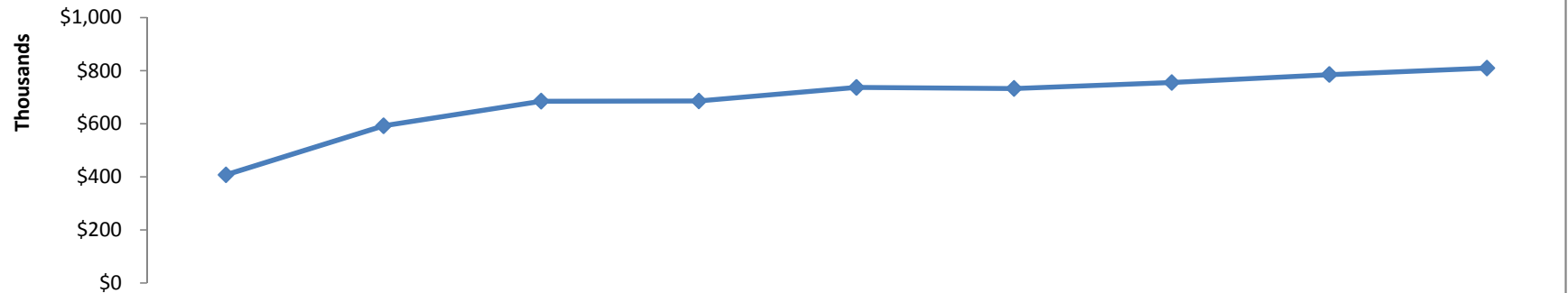
Account Number	Description	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
		Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
01-210-56-00-5640	REPAIR & MAINTENANCE	1,479	242	6,500	6,500	6,500	6,500	6,500	6,500	6,500
01-210-56-00-5650	COMMUNITY SERVICES	7,311	-	3,000	3,000	3,000	3,000	3,000	3,000	3,000
01-210-56-00-5690	BALISTIC VESTS	8,009	3,035	4,200	4,200	4,200	4,200	4,200	4,200	4,200
01-210-56-00-5695	GASOLINE	78,917	65,888	90,000	90,000	80,250	85,868	91,879	98,311	105,193
01-210-56-00-5696	AMMUNITION	2,990	16,368	8,000	8,000	8,000	8,000	8,000	8,000	8,000
		<b>3,812,134</b>	<b>4,315,151</b>	<b>4,978,431</b>	<b>4,915,593</b>	<b>5,222,171</b>	<b>5,364,336</b>	<b>5,547,947</b>	<b>5,765,679</b>	<b>6,002,974</b>

## COMMUNITY DEVELOPMENT DEPARTMENT

The primary focus of the Community Development Department is to ensure that all existing and new construction is consistent with the overall development goals of the City which entails short and long-range planning, administration of zoning regulations, building permits issuance and code enforcement. The department also provides staff support to the City Council, Plan Commission, Zoning Board of Appeals and Park Board and assists in the review of all development plans proposed within the United City of Yorkville.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Expenditures</b>									
Salaries	229,837	310,422	357,873	357,873	381,980	393,452	403,816	414,490	425,485
Benefits	104,751	139,045	150,555	151,132	159,373	170,296	181,838	194,233	207,503
Contractual Services	64,908	136,654	164,900	164,900	184,600	158,600	158,600	165,500	165,500
Supplies	8,042	6,467	11,900	11,900	11,175	10,762	10,962	11,176	11,405
<b>Total Community Development</b>	<b>407,538</b>	<b>592,588</b>	<b>685,228</b>	<b>685,805</b>	<b>737,128</b>	<b>733,110</b>	<b>755,216</b>	<b>785,399</b>	<b>809,893</b>

Thousands

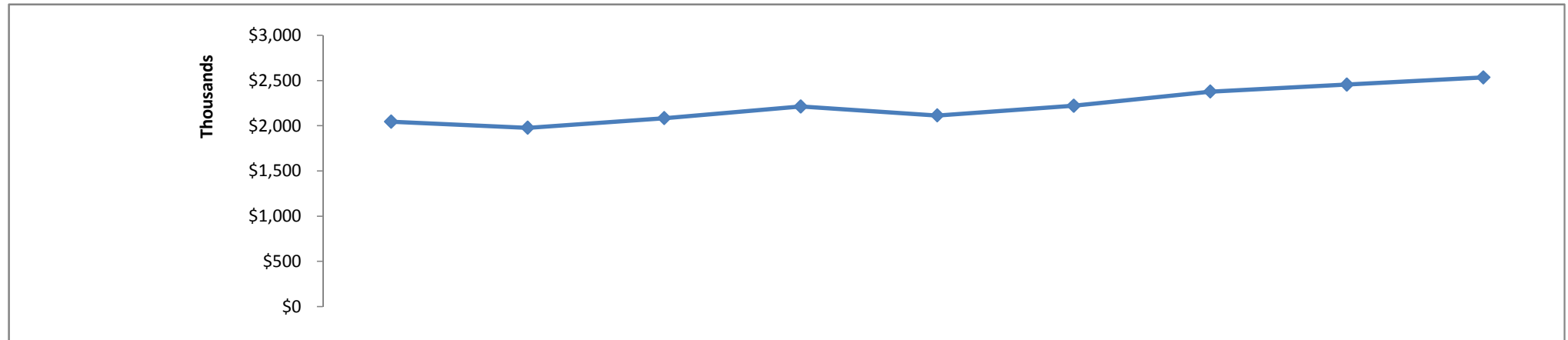


		FY 2014	FY 2015			FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Account Number	Description	Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
Community Development										
01-220-50-00-5010	SALARIES & WAGES	218,262	292,601	309,873	309,873	333,980	345,452	355,816	366,490	377,485
01-220-50-00-5015	PART-TIME SALARIES	11,575	17,821	48,000	48,000	48,000	48,000	48,000	48,000	48,000
01-220-52-00-5212	RETIREMENT PLAN CONTRIBUTION	24,323	33,222	34,474	34,474	36,070	38,691	41,453	44,419	47,563
01-220-52-00-5214	FICA CONTRIBUTION	16,823	22,825	26,784	26,784	28,597	29,579	30,466	31,380	32,321
01-220-52-00-5216	GROUP HEALTH INSURANCE	59,831	76,809	82,828	82,665	87,297	94,281	101,823	109,969	118,767
01-220-52-00-5222	GROUP LIFE INSURANCE	359	443	447	491	496	501	506	511	516
01-220-52-00-5223	DENTAL INSURANCE	3,036	5,205	5,465	5,986	6,160	6,468	6,791	7,131	7,488
01-220-52-00-5224	VISION INSURANCE	379	541	557	732	753	776	799	823	848
01-220-54-00-5412	TRAINING & CONFERENCES	1,213	2,666	5,500	5,500	6,500	6,500	6,500	6,500	6,500
01-220-54-00-5415	TRAVEL & LODGING	281	1,670	4,000	4,000	4,000	4,000	4,000	4,000	4,000
01-220-54-00-5426	PUBLISHING & ADVERTISING	1,371	218	1,000	1,000	1,000	1,000	1,000	1,000	1,000
01-220-54-00-5430	PRINTING & DUPLICATING	1,400	1,609	2,500	2,500	2,500	2,500	2,500	2,500	2,500
01-220-54-00-5440	TELECOMMUNICATIONS	2,198	2,533	3,000	3,000	3,000	3,000	3,000	3,000	3,000
01-220-54-00-5452	POSTAGE & SHIPPING	906	265	1,000	1,000	1,000	1,000	1,000	1,000	1,000
01-220-54-00-5459	INSPECTIONS	680	1,840	5,000	5,000	5,000	5,000	5,000	5,000	5,000
01-220-54-00-5460	DUES & SUBSCRIPTIONS	1,943	1,701	2,000	2,000	2,000	2,000	2,000	2,000	2,000
01-220-54-00-5462	PROFESSIONAL SERVICES	5,030	73,607	61,000	61,000	41,000	15,000	15,000	15,000	15,000
01-220-54-00-5466	LEGAL SERVICES	485	277	2,000	2,000	2,500	2,500	2,500	2,500	2,500
01-220-54-00-5485	RENTAL & LEASE PURCHASE	2,601	3,468	2,900	2,900	3,000	3,000	3,000	3,000	3,000
01-220-54-00-5486	ECONOMIC DEVELOPMENT	46,800	46,800	75,000	75,000	113,100	113,100	113,100	120,000	120,000
01-220-56-00-5610	OFFICE SUPPLIES	440	455	900	900	1,500	900	900	900	900
01-220-56-00-5620	OPERATING SUPPLIES	3,031	3,842	3,000	3,000	3,000	3,000	3,000	3,000	3,000
01-220-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	1,321	-	3,500	3,500	3,500	3,500	3,500	3,500	3,500
01-220-56-00-5645	BOOKS & PUBLICATIONS	366	-	500	500	500	500	500	500	500
01-220-56-00-5695	GASOLINE	2,884	2,170	4,000	4,000	2,675	2,862	3,062	3,276	3,505
		407,538	592,588	685,228	685,805	737,128	733,110	755,216	785,399	809,893

## PUBLIC WORKS DEPARTMENT - STREET OPERATIONS / HEALTH & SANITATION

The Public Works Department is an integral part of the United City of Yorkville. We provide high quality drinking water, efficient disposal of sanitary waste and maintain a comprehensive road and storm sewer network to ensure the safety and quality of life for the citizens of Yorkville.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Expenditures</b>									
Salaries	328,126	328,574	358,553	358,553	366,975	382,287	392,958	403,949	415,269
Benefits	162,447	169,806	183,177	179,628	196,696	208,795	313,108	336,067	359,810
Contractual Services	1,460,448	1,395,672	1,448,866	1,580,689	1,458,377	1,535,360	1,574,423	1,614,665	1,656,123
Supplies	94,029	83,640	94,311	94,311	92,836	95,417	98,162	101,083	104,191
<b>Total Public Works</b>	<b>2,045,050</b>	<b>1,977,692</b>	<b>2,084,907</b>	<b>2,213,181</b>	<b>2,114,884</b>	<b>2,221,859</b>	<b>2,378,651</b>	<b>2,455,764</b>	<b>2,535,393</b>



		FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Account Number	Description	Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
Public Works - Street Operations										
01-410-50-00-5010	SALARIES & WAGES	305,901	315,540	335,453	335,453	343,875	355,687	366,358	377,349	388,669
01-410-50-00-5015	PART-TIME SALARIES	-	3,456	8,100	8,100	8,100	11,600	11,600	11,600	11,600
01-410-50-00-5020	OVERTIME	22,225	9,578	15,000	15,000	15,000	15,000	15,000	15,000	15,000
01-410-52-00-5212	RETIREMENT PLAN CONTRIBUTION	36,445	36,867	38,989	38,989	38,759	39,837	132,430	142,789	152,985
01-410-52-00-5214	FICA CONTRIBUTION	24,235	24,184	26,703	26,703	27,245	28,181	29,026	29,897	30,794
01-410-52-00-5216	GROUP HEALTH INSURANCE	94,536	100,266	108,608	103,972	119,922	129,516	139,877	151,067	163,152
01-410-52-00-5222	GROUP LIFE INSURANCE	543	564	570	700	661	668	675	682	689
01-410-52-00-5223	DENTAL INSURANCE	5,949	7,186	7,546	8,264	9,010	9,461	9,934	10,431	10,953
01-410-52-00-5224	VISION INSURANCE	739	739	761	1,000	1,099	1,132	1,166	1,201	1,237
01-410-54-00-5412	TRAINING & CONFERENCES	-	1,236	8,100	8,100	3,000	3,000	3,000	3,000	3,000
01-410-54-00-5415	TRAVEL & LODGING	-	240	-	-	2,000	2,000	2,000	2,000	2,000
01-410-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	144,650	125,000	163,416	240,337	45,000	84,065	84,065	84,065	84,065
01-410-54-00-5435	TRAFFIC SIGNAL MAINTENANCE	8,390	16,824	19,000	19,000	25,000	25,000	25,000	25,000	25,000
01-410-54-00-5440	TELECOMMUNICATIONS	2,520	2,073	3,000	3,000	3,000	3,000	3,000	3,000	3,000
01-410-54-00-5446	PROPERTY & BLDG MAINT SERVICES	23,836	-	-	-	-	-	-	-	-
01-410-54-00-5455	MOSQUITO CONTROL	6,865	6,865	8,400	7,002	7,352	7,720	8,106	8,511	8,937
01-410-54-00-5458	TREE & STUMP MAINTENANCE	20,000	-	20,000	20,000	20,000	20,000	20,000	20,000	20,000
01-410-54-00-5462	PROFESSIONAL SERVICES	2,052	3,740	6,400	6,400	3,500	3,500	3,500	3,500	3,500
01-410-54-00-5482	STREET LIGHTING	67,815	-	-	4,750	4,750	4,750	4,750	4,750	4,750
01-410-54-00-5485	RENTAL & LEASE PURCHASE	984	512	1,100	1,100	1,100	1,100	1,100	1,100	1,100
01-410-54-00-5490	VEHICLE MAINTENANCE SERVICES	53,541	57,838	30,000	30,000	50,000	50,000	50,000	50,000	50,000
01-410-56-00-5600	WEARING APPAREL	3,263	4,132	4,410	4,410	4,631	4,863	5,106	5,361	5,629
01-410-56-00-5620	OPERATING SUPPLIES	10,378	10,846	10,500	10,500	11,025	11,576	12,155	12,763	13,401
01-410-56-00-5626	HANGING BASKETS	-	-	-	-	2,000	2,000	2,000	2,000	2,000
01-410-56-00-5628	VEHICLE MAINTENANCE SUPPLIES	20,578	17,035	25,000	25,000	27,500	27,500	27,500	27,500	27,500
01-410-56-00-5630	SMALL TOOLS & EQUIPMENT	1,006	2,105	5,000	5,000	2,000	2,000	2,000	2,000	2,000
01-410-56-00-5640	REPAIR & MAINTENANCE	21,235	26,791	20,000	20,000	20,000	20,000	20,000	20,000	20,000
01-410-56-00-5656	PROPERTY & BLDG MAINT SUPPLIES	5,877	-	-	-	-	-	-	-	-
01-410-56-00-5695	GASOLINE	31,692	22,731	29,401	29,401	25,680	27,478	29,401	31,459	33,661
		915,255	796,348	895,457	972,181	821,209	890,634	1,008,749	1,046,025	1,084,622



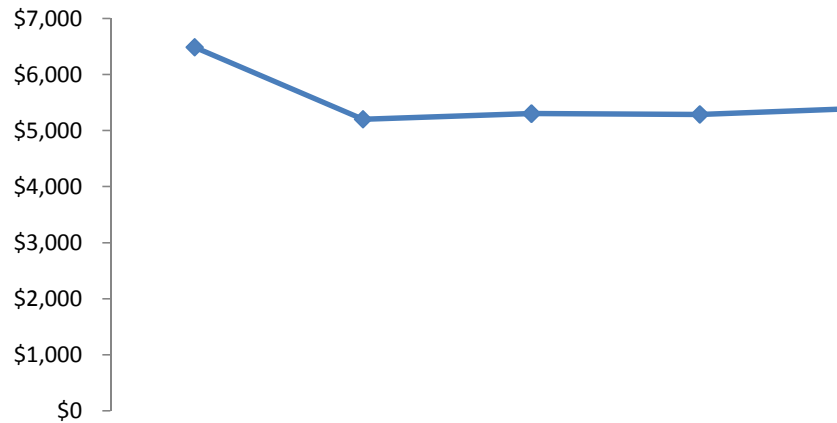
		FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Account Number	Description	Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
Public Works - Health & Sanitation										
01-540-54-00-5441	GARBAGE SERVICES - SENIOR SUBSIDY	142,762	76,958	35,000	35,000	36,000	36,000	36,000	36,000	36,000
01-540-54-00-5442	GARBAGE SERVICES	981,513	1,100,546	1,148,450	1,200,000	1,251,675	1,289,225	1,327,902	1,367,739	1,408,771
01-540-54-00-5443	LEAF PICKUP	5,520	3,840	6,000	6,000	6,000	6,000	6,000	6,000	6,000
		1,129,795	1,181,344	1,189,450	1,241,000	1,293,675	1,331,225	1,369,902	1,409,739	1,450,771
	Total Public Works	2,045,050	1,977,692	2,084,907	2,213,181	2,114,884	2,221,859	2,378,651	2,455,764	2,535,393

## ADMINISTRATIVE SERVICES DEPARTMENT

The Administrative Services Department accounts for General Fund expenditures that are shared by all departments and cannot be easily classified in one department or the other. These expenditures include such items as tax rebates, bad debt, engineering services, corporate legal expenditures and interfund transfers.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Expenditures</b>									
Salaries	600	-	500	2,829	500	500	500	500	500
Benefits	287,892	299,167	323,662	313,662	335,665	355,281	376,128	398,285	421,834
Contractual Services	2,395,270	2,416,880	2,534,703	2,512,567	2,450,063	2,493,349	2,508,412	2,555,362	2,589,947
Supplies	1,711	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Contingencies	11,676	-	-	-	-	-	-	-	-
Other Financing Uses	3,790,688	2,486,885	2,439,756	2,456,533	2,613,103	2,836,895	2,892,160	2,948,191	3,010,691
<b>Total Admin Services &amp; Transfers</b>	<b>6,487,837</b>	<b>5,202,932</b>	<b>5,303,621</b>	<b>5,290,591</b>	<b>5,404,331</b>	<b>5,691,025</b>	<b>5,782,200</b>	<b>5,907,338</b>	<b>6,027,972</b>

Thousands



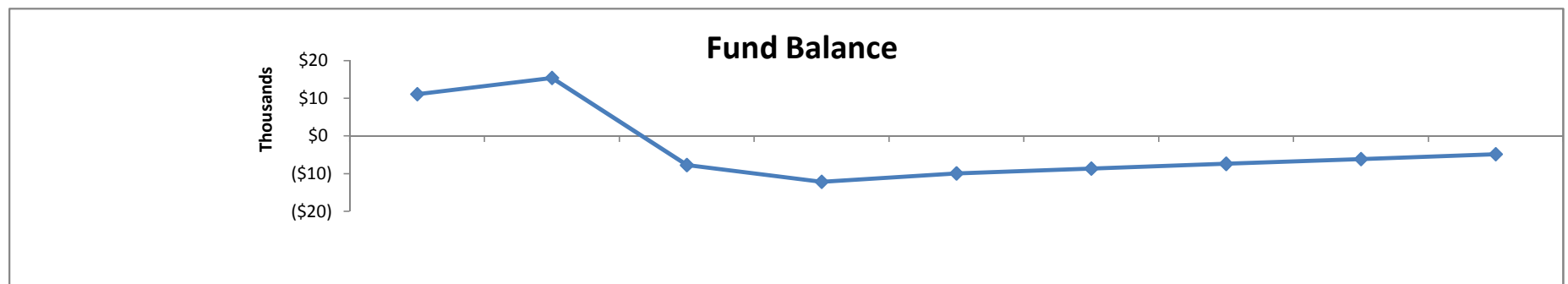
		FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Account Number	Description	Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
Administrative Services										
01-640-50-00-5092	POLICE SPECIAL DETAIL WAGES	600	-	500	2,829	500	500	500	500	500
01-640-52-00-5230	UNEMPLOYMENT INSURANCE	5,241	7,950	20,000	10,000	20,000	20,000	20,000	20,000	20,000
01-640-52-00-5231	LIABILITY INSURANCE	246,339	249,686	265,000	265,000	280,900	297,754	315,619	334,556	354,629
01-640-52-00-5240	RETIREES - GROUP HEALTH INSURANCE	35,091	40,078	37,570	37,570	34,183	36,918	39,871	43,061	46,506
01-640-52-00-5241	RETIREES - DENTAL INSURANCE	1,061	1,293	972	972	505	530	557	585	614
01-640-52-00-5242	RETIREES - VISION INSURANCE	160	160	120	120	77	79	81	83	85
01-640-54-00-5428	UTILITY TAX REBATE	-	-	14,375	14,375	14,375	14,375	14,375	14,375	-
01-640-54-00-5434	EXCISE TAX REBATE	42,787	-	-	-	-	-	-	-	-
01-640-54-00-5439	AMUSEMENT TAX REBATE	22,130	48,513	50,000	55,000	55,000	55,000	25,000	25,000	25,000
01-640-54-00-5449	KENCOM	25,295	72,999	100,000	72,679	75,000	82,500	90,750	99,825	109,808
01-640-54-00-5450	INFORMATION TECHNOLOGY SERVICES	38,867	51,066	99,225	99,225	80,000	84,000	88,200	92,610	97,241
01-640-54-00-5456	CORPORATE COUNSEL	89,253	129,599	121,275	121,275	127,339	133,706	140,391	147,411	154,782
01-640-54-00-5461	LITIGATION COUNSEL	147,253	56,874	120,000	120,000	120,000	120,000	120,000	120,000	120,000
01-640-54-00-5462	PROFESSIONAL SERVICES	-	-	-	-	-	-	-	-	-
01-640-54-00-5463	SPECIAL COUNSEL	2,872	26,020	25,000	25,000	25,000	25,000	25,000	25,000	25,000
01-640-54-00-5465	ENGINEERING SERVICES	597,697	503,943	465,000	465,000	390,000	390,000	390,000	390,000	390,000
01-640-54-00-5475	CABLE CONSORTIUM FEE	76,508	80,204	85,000	85,000	85,000	85,000	85,000	85,000	85,000
01-640-54-00-5481	HOTEL TAX REBATE	59,045	65,438	63,000	68,400	68,400	68,400	68,400	68,400	68,400
01-640-54-00-5489	LOSS ON INVESTMENT	-	69,382	-	-	-	-	-	-	-
01-640-54-00-5491	CITY PROPERTY TAX REBATE	1,369	1,293	1,500	1,286	1,500	1,500	1,500	1,500	1,500
01-640-54-00-5492	SALES TAX REBATE	861,234	848,634	896,028	896,028	913,949	932,228	950,873	969,890	989,288
01-640-54-00-5493	BUSINESS DISTRICT REBATE	325,724	357,076	386,800	365,000	372,000	379,140	386,423	393,851	401,428
01-640-54-00-5494	ADMISSIONS TAX REBATE	103,720	104,066	105,000	121,799	120,000	120,000	120,000	120,000	120,000
01-640-54-00-5499	BAD DEBT	1,516	1,773	2,500	2,500	2,500	2,500	2,500	2,500	2,500
01-640-56-00-5625	REIMBURSABLE REPAIRS	1,711	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000
01-640-70-00-7799	CONTINGENCIES	11,676	-	-	-	-	-	-	-	-
01-640-99-00-9914	TRANSFER TO MUNICIPAL BUILDING	571,615	-	-	-	-	-	-	-	-
01-640-99-00-9915	TRANSFER TO MOTOR FUEL TAX	-	323	-	20,000	25,023	-	-	-	-
01-640-99-00-9916	TRANSFER TO CW BUILDINGS & GROUNDS	-	49,795	62,000	62,000	49,500	54,500	54,500	54,500	54,500
01-640-99-00-9923	TRANSFER TO CITY-WIDE CAPITAL	270,401	-	-	-	-	-	-	-	-
01-640-99-00-9942	TRANSFER TO DEBT SERVICE	-	-	132,103	131,380	268,178	313,275	317,775	317,075	316,275
01-640-99-00-9952	TRANSFER TO SEWER	1,137,220	1,133,972	1,134,654	1,134,654	1,134,052	1,137,166	1,133,782	1,134,114	1,137,948

Account Number	Description	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
		Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
01-640-99-00-9979	TRANSFER TO PARKS & RECREATION	1,765,504	1,277,606	1,076,831	1,076,831	1,100,282	1,294,372	1,346,386	1,400,522	1,457,589
01-640-99-00-9982	TRANSFER TO LIBRARY OPERATIONS	45,948	25,189	34,168	31,668	36,068	37,582	39,717	41,980	44,379
		6,487,837	5,202,932	5,303,621	5,290,591	5,404,331	5,691,025	5,782,200	5,907,338	6,027,972
	Expenditures	13,808,392	13,185,437	14,190,635	14,226,430	14,675,509	15,253,084	15,733,670	16,222,647	16,725,461
	Surplus(Deficit)	(363,247)	965,473	10,002	199,946	(158,687)	(402,552)	(593,437)	(786,614)	(988,412)
	Fund Balance	3,860,581	4,826,059	4,110,607	5,026,005	4,867,318	4,464,766	3,871,329	3,084,715	2,096,303
		27.96%	36.60%	28.97%	35.33%	33.17%	29.27%	24.61%	19.01%	12.53%

### Fox Hill SSA Fund (11)

This fund was created for the purpose of maintaining the common areas of the Fox Hill Estates (SSA 2004-201) subdivision. All money for the fund is derived from property taxes levied on homeowners in the subdivision.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Taxes	3,786	8,536	7,073	7,072	7,073	7,073	7,073	7,073	7,073
Investment Earnings	1	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>3,787</b>	<b>8,536</b>	<b>7,073</b>	<b>7,072</b>	<b>7,073</b>	<b>7,073</b>	<b>7,073</b>	<b>7,073</b>	<b>7,073</b>
<b>Expenditures</b>									
Contractual Services	7,776	4,208	29,833	34,674	4,833	5,800	5,800	5,800	5,800
<b>Total Expenditures</b>	<b>7,776</b>	<b>4,208</b>	<b>29,833</b>	<b>34,674</b>	<b>4,833</b>	<b>5,800</b>	<b>5,800</b>	<b>5,800</b>	<b>5,800</b>
Surplus (Deficit)	(3,989)	4,328	(22,760)	(27,602)	2,240	1,273	1,273	1,273	1,273
<b>Ending Fund Balance</b>	<b>11,134</b>	<b>15,462</b>	<b>(7,693)</b>	<b>(12,140)</b>	<b>(9,900)</b>	<b>(8,627)</b>	<b>(7,354)</b>	<b>(6,081)</b>	<b>(4,808)</b>
	143.18%	367.44%	-25.79%	-35.01%	-204.84%	-148.74%	-126.79%	-104.84%	-82.90%



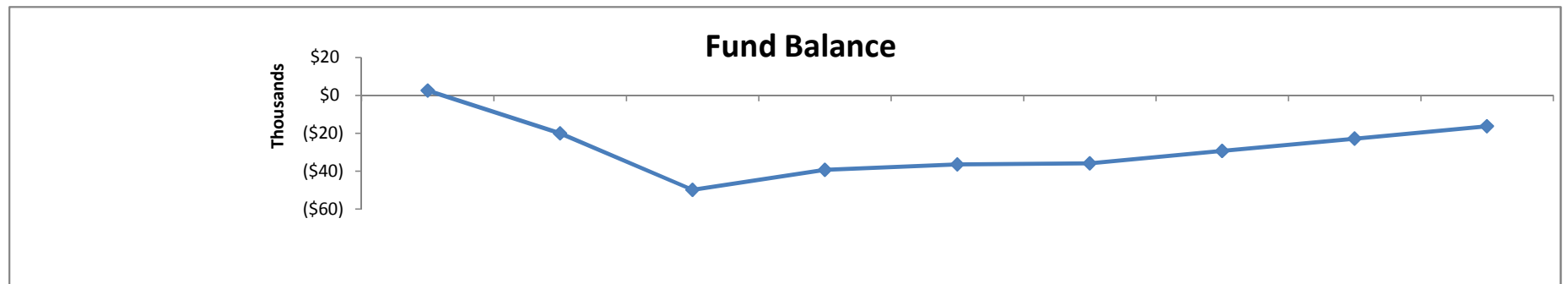


Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Fox Hill SSA - 11</u></b>										
11-000-40-00-4000	PROPERTY TAXES	3,786	8,536	7,073	7,072	7,073	7,073	7,073	7,073	7,073
11-000-45-00-4500	INVESTMENT EARNINGS	<u>1</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<b>Revenue</b>	<b>3,787</b>	<b>8,536</b>	<b>7,073</b>	<b>7,072</b>	<b>7,073</b>	<b>7,073</b>	<b>7,073</b>	<b>7,073</b>	<b>7,073</b>
11-111-54-00-5417	TRAIL MAINTENANCE	-	-	15,000	19,841	-	-	-	-	-
11-111-54-00-5466	LEGAL SERVICES	190	-	-	-	-	-	-	-	-
11-111-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	<u>7,586</u>	<u>4,208</u>	<u>14,833</u>	<u>14,833</u>	<u>4,833</u>	<u>5,800</u>	<u>5,800</u>	<u>5,800</u>	<u>5,800</u>
	<b>Expenditures</b>	<b>7,776</b>	<b>4,208</b>	<b>29,833</b>	<b>34,674</b>	<b>4,833</b>	<b>5,800</b>	<b>5,800</b>	<b>5,800</b>	<b>5,800</b>
	<b>Surplus(Deficit)</b>	<b>(3,989)</b>	<b>4,328</b>	<b>(22,760)</b>	<b>(27,602)</b>	<b>2,240</b>	<b>1,273</b>	<b>1,273</b>	<b>1,273</b>	<b>1,273</b>
	<b>Fund Balance</b>	<b>11,134</b>	<b>15,462</b>	<b>(7,693)</b>	<b>(12,140)</b>	<b>(9,900)</b>	<b>(8,627)</b>	<b>(7,354)</b>	<b>(6,081)</b>	<b>(4,808)</b>
		<i>143.18%</i>	<i>367.44%</i>	<i>-25.79%</i>	<i>-35.01%</i>	<i>-204.84%</i>	<i>-148.74%</i>	<i>-126.79%</i>	<i>-104.84%</i>	<i>-82.90%</i>

### Sunflower SSA Fund (12)

This fund was created for the purpose of maintaining the common areas of the Sunflower Estates (SSA 2006-119) subdivision. All money for the fund is derived from property taxes levied on homeowners in the subdivision.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Taxes	7,467	17,417	18,608	18,608	20,392	20,392	20,392	20,392	20,392
Investment Earnings	2	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>7,469</b>	<b>17,417</b>	<b>18,608</b>	<b>18,608</b>	<b>20,392</b>	<b>20,392</b>	<b>20,392</b>	<b>20,392</b>	<b>20,392</b>
<b>Expenditures</b>									
Contractual Services	12,635	40,098	37,594	37,857	17,534	19,841	13,841	13,841	13,841
<b>Total Expenditures</b>	<b>12,635</b>	<b>40,098</b>	<b>37,594</b>	<b>37,857</b>	<b>17,534</b>	<b>19,841</b>	<b>13,841</b>	<b>13,841</b>	<b>13,841</b>
Surplus (Deficit)	(5,166)	(22,681)	(18,986)	(19,249)	2,858	551	6,551	6,551	6,551
<b>Ending Fund Balance</b>	<b>2,574</b>	<b>(20,108)</b>	<b>(49,980)</b>	<b>(39,357)</b>	<b>(36,499)</b>	<b>(35,948)</b>	<b>(29,397)</b>	<b>(22,846)</b>	<b>(16,295)</b>
	20.37%	-50.15%	-132.95%	-103.96%	-208.16%	-181.18%	-212.39%	-165.06%	-117.73%

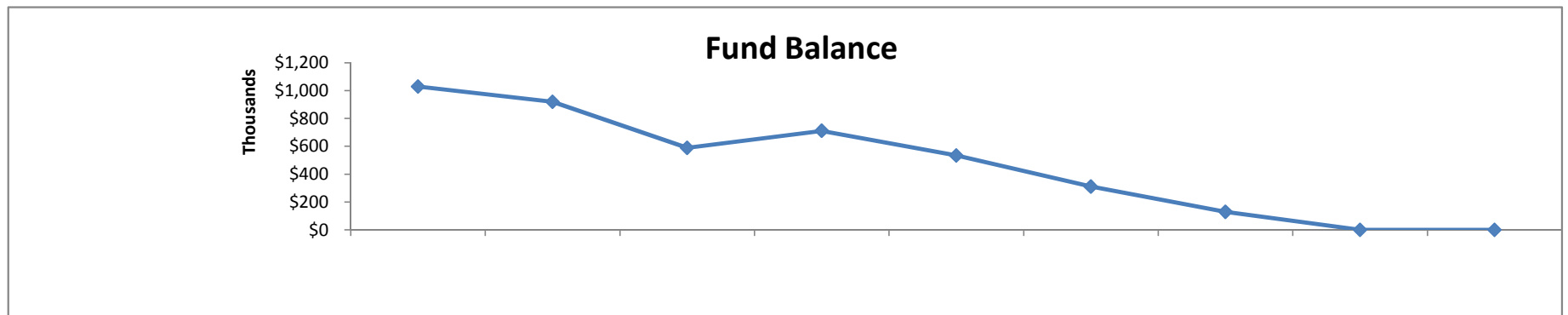


Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Sunflower SSA - 12</u></b>										
12-000-40-00-4000	PROPERTY TAXES	7,467	17,417	18,608	18,608	20,392	20,392	20,392	20,392	20,392
12-000-45-00-4500	INVESTMENT EARNINGS	2	-	-	-	-	-	-	-	-
	<b>Revenue</b>	<b>7,469</b>	<b>17,417</b>	<b>18,608</b>	<b>18,608</b>	<b>20,392</b>	<b>20,392</b>	<b>20,392</b>	<b>20,392</b>	<b>20,392</b>
12-112-54-00-5416	POND MAINTENANCE	-	34,897	26,060	26,323	6,000	6,000	-	-	-
12-112-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	12,635	5,201	11,534	11,534	11,534	13,841	13,841	13,841	13,841
	<b>Expenditures</b>	<b>12,635</b>	<b>40,098</b>	<b>37,594</b>	<b>37,857</b>	<b>17,534</b>	<b>19,841</b>	<b>13,841</b>	<b>13,841</b>	<b>13,841</b>
	<b>Surplus(Deficit)</b>	<b>(5,166)</b>	<b>(22,681)</b>	<b>(18,986)</b>	<b>(19,249)</b>	<b>2,858</b>	<b>551</b>	<b>6,551</b>	<b>6,551</b>	<b>6,551</b>
	<b>Fund Balance</b>	<b>2,574</b>	<b>(20,108)</b>	<b>(49,980)</b>	<b>(39,357)</b>	<b>(36,499)</b>	<b>(35,948)</b>	<b>(29,397)</b>	<b>(22,846)</b>	<b>(16,295)</b>
		20.37%	-50.15%	-132.95%	-103.96%	-208.16%	-181.18%	-212.39%	-165.06%	-117.73%

### Motor Fuel Tax Fund (15)

The Motor Fuel Tax Fund is used to maintain existing and construct new City owned roadways, alleys and parking lots. The fund also purchases materials used in the maintenance and operation of those facilities.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Intergovernmental	812,172	837,536	483,500	473,350	487,254	474,000	474,000	474,000	474,000
Investment Earnings	3,417	3,307	500	300	300	300	300	300	300
Reimbursements	110	4,064	-	-	-	-	-	-	-
Other Financing Sources	-	7,148	-	20,000	25,023	-	-	-	-
<b>Total Revenue</b>	<b>815,699</b>	<b>852,055</b>	<b>484,000</b>	<b>493,650</b>	<b>512,577</b>	<b>474,300</b>	<b>474,300</b>	<b>474,300</b>	<b>474,300</b>
<b>Expenditures</b>									
Contractual Services	7,750	116,902	117,210	117,210	123,793	130,771	138,167	138,507	146,817
Supplies	107,617	190,820	203,000	203,000	193,000	193,000	193,000	193,000	193,000
Capital Outlay	832,384	654,506	551,287	381,640	373,787	373,787	323,787	272,960	134,483
<b>Total Expenditures</b>	<b>947,751</b>	<b>962,228</b>	<b>871,497</b>	<b>701,850</b>	<b>690,580</b>	<b>697,558</b>	<b>654,954</b>	<b>604,467</b>	<b>474,300</b>
Surplus (Deficit)	(132,052)	(110,173)	(387,497)	(208,200)	(178,003)	(223,258)	(180,654)	(130,167)	-
<b>Ending Fund Balance</b>	<b>1,030,456</b>	<b>920,282</b>	<b>589,656</b>	<b>712,082</b>	<b>534,079</b>	<b>310,821</b>	<b>130,167</b>	<b>-</b>	<b>-</b>



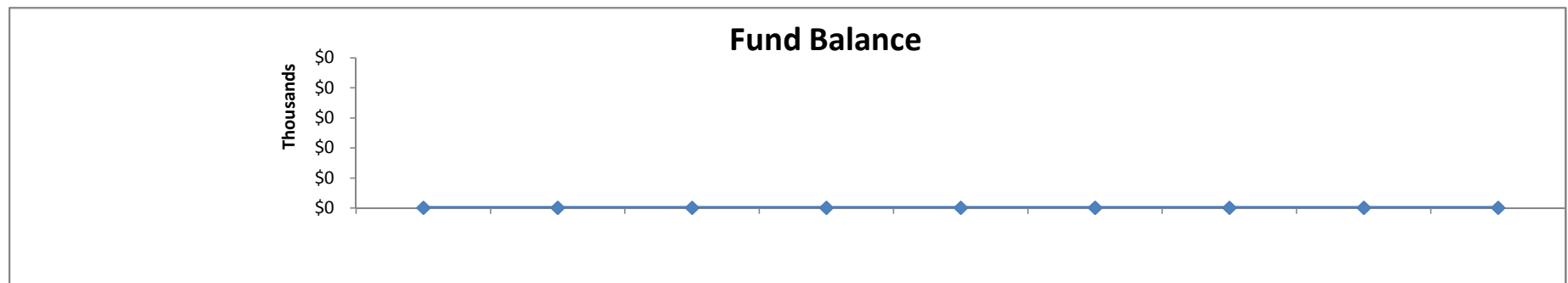
Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Motor Fuel Tax - 15</u></b>										
15-000-41-00-4112	MOTOR FUEL TAX	417,742	414,685	412,500	420,000	438,254	425,000	425,000	425,000	425,000
15-000-41-00-4113	MFT HIGH GROWTH	41,814	41,892	41,000	41,912	41,000	41,000	41,000	41,000	41,000
15-000-41-00-4168	STATE GRANTS - TRAFFIC SIGNAL MAINTENANCE	-	-	-	7,837	8,000	8,000	8,000	8,000	8,000
15-000-41-00-4172	ILLINOIS JOBS NOW PROCEEDS	73,122	146,244	-	-	-	-	-	-	-
15-000-41-00-4183	FEDERAL GRANTS - GAME FARM RD ROW	75,195	36,200	-	-	-	-	-	-	-
15-000-41-00-4184	STATE GRANTS - DOWNTOWN PARKING LOT	204,299	177,949	-	-	-	-	-	-	-
15-000-41-00-4185	STATE GRANTS - MATERIALS STORAGE FACILITY	-	-	30,000	-	-	-	-	-	-
15-000-41-00-4187	FEDERAL GRANTS - CANNONBALL LAFO	-	20,566	-	3,601	-	-	-	-	-
15-000-45-00-4500	INVESTMENT EARNINGS	3,417	1,997	500	300	300	300	300	300	300
15-000-45-00-4550	GAIN ON INVESTMENT	-	1,310	-	-	-	-	-	-	-
15-000-46-00-4690	REIMB - MISCELLANEOUS	110	4,064	-	-	-	-	-	-	-
15-000-49-00-4901	TRANSFER FROM GENERAL	-	323	-	20,000	25,023	-	-	-	-
15-000-49-00-4923	TRANSFER FROM CITY-WIDE CAPITAL	-	6,825	-	-	-	-	-	-	-
	<b>Revenue</b>	<b>815,699</b>	<b>852,055</b>	<b>484,000</b>	<b>493,650</b>	<b>512,577</b>	<b>474,300</b>	<b>474,300</b>	<b>474,300</b>	<b>474,300</b>
15-155-54-00-5438	SALT STORAGE	7,750	7,500	7,500	7,500	7,500	7,500	7,500	-	-
15-155-54-00-5482	STREET LIGHTING	-	83,069	109,710	109,710	116,293	123,271	130,667	138,507	146,817
15-155-54-00-5489	LOSS ON INVESTMENT	-	26,333	-	-	-	-	-	-	-
15-155-56-00-5618	SALT	74,070	152,585	150,000	150,000	140,000	140,000	140,000	140,000	140,000
15-155-56-00-5619	SIGNS	5,708	8,153	15,000	15,000	15,000	15,000	15,000	15,000	15,000
15-155-56-00-5633	COLD PATCH	12,088	12,413	19,000	19,000	19,000	19,000	19,000	19,000	19,000
15-155-56-00-5634	HOT PATCH	15,751	17,669	19,000	19,000	19,000	19,000	19,000	19,000	19,000
15-155-60-00-6003	MATERIAL STORAGE BLDG CONSTRUCTION	-	-	127,500	-	-	-	-	-	-
15-155-60-00-6004	BASELINE ROAD BRIDGE REPAIRS	-	830	50,000	2,019	-	-	-	-	-
15-155-60-00-6025	ROAD TO BETTER ROADS PROGRAM	193,042	269,813	300,000	300,000	300,000	300,000	250,000	199,173	60,696
15-155-60-00-6072	DOWNTOWN PARKING LOT	312,552	148,100	-	6,577	-	-	-	-	-
15-155-60-00-6073	GAME FARM ROAD PROJECT	169,890	73,450	-	-	-	-	-	-	-
15-155-60-00-6079	ROUTE 47 EXPANSION	121,900	73,787	73,787	68,243	73,787	73,787	73,787	73,787	73,787
15-155-60-00-6089	CANNONBALL LAFO PROJECT	35,000	88,526	-	4,801	-	-	-	-	-
	<b>Expenditures</b>	<b>947,751</b>	<b>962,228</b>	<b>871,497</b>	<b>701,850</b>	<b>690,580</b>	<b>697,558</b>	<b>654,954</b>	<b>604,467</b>	<b>474,300</b>
	<b>Surplus(Deficit)</b>	<b>(132,052)</b>	<b>(110,173)</b>	<b>(387,497)</b>	<b>(208,200)</b>	<b>(178,003)</b>	<b>(223,258)</b>	<b>(180,654)</b>	<b>(130,167)</b>	<b>-</b>
	<b>Fund Balance</b>	<b>1,030,456</b>	<b>920,282</b>	<b>589,656</b>	<b>712,082</b>	<b>534,079</b>	<b>310,821</b>	<b>130,167</b>	<b>-</b>	<b>-</b>



### Municipal Building Fund (16)

The Municipal Building Fund was used to maintain existing City owned buildings and to fund land acquisition, design and construction of new buildings. This fund was closed out in fiscal year 2014.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Licenses & Permits	3,930	-	-	-	-	-	-	-	-
Other Financing Sources	571,615	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>575,545</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Expenditures</b>									
Contractual Services	3,930	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>3,930</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Surplus (Deficit)	571,615	-	-	-	-	-	-	-	-
<b>Ending Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

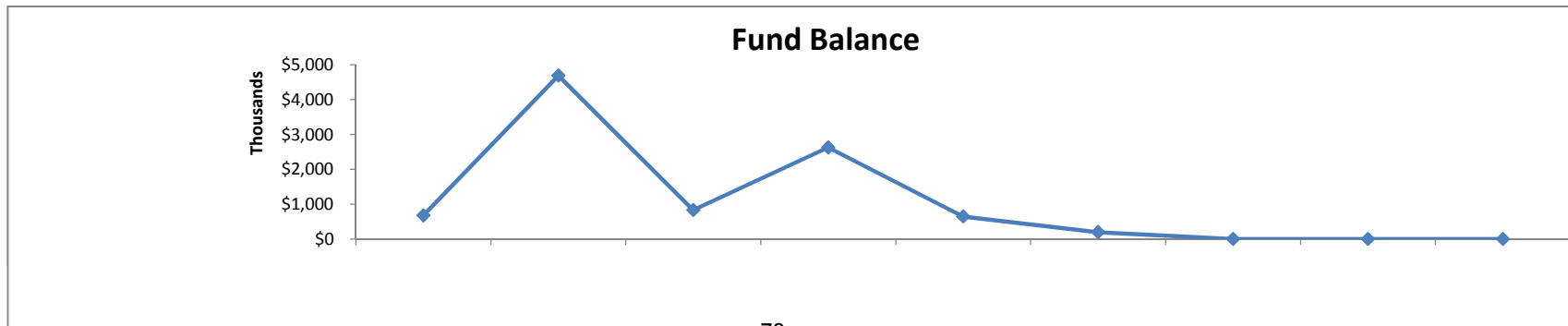


		FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Account Number	Description	Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
<u>Municipal Building - 16</u>										
16-000-42-00-4214	DEVELOPMENT FEES	-	-	-	-	-	-	-	-	-
16-000-42-00-4216	BUILD PROGRAM PERMITS	3,930	-	-	-	-	-	-	-	-
16-000-49-00-4901	TRANSFER FROM GENERAL	<u>571,615</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	Revenue	575,545	-	-	-	-	-	-	-	-
16-160-54-00-5405	BUILD PROGRAM	<u>3,930</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	Expenditures	3,930	-	-	-	-	-	-	-	-
	Surplus(Deficit)	571,615	-	-	-	-	-	-	-	-
	Fund Balance	-	-	-	-	-	-	-	-	-

### City-Wide Capital Fund (23)

The City-Wide Capital Fund is used to maintain existing and construct new public and municipal infrastructure, and to fund other improvements that benefit the public.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Intergovernmental	230,839	62,761	776,938	102,876	773,222	12,720	-	-	-
Licenses & Permits	83,542	105,266	17,500	37,000	24,000	24,000	24,000	24,000	24,000
Charges for Service	684,319	693,467	680,000	681,600	681,600	681,600	681,600	681,600	681,600
Investment Earnings	204	10,424	1,000	1,200	600	-	-	-	-
Reimbursements	89,356	1,261,619	67,700	393,118	294,740	32,780	-	-	-
Other Financing Sources	464,364	4,408,084	214,184	214,184	49,500	54,500	54,500	54,500	54,500
<b>Total Revenue</b>	<b>1,552,624</b>	<b>6,541,621</b>	<b>1,757,322</b>	<b>1,429,978</b>	<b>1,823,662</b>	<b>805,600</b>	<b>760,100</b>	<b>760,100</b>	<b>760,100</b>
<b>Expenditures</b>									
Contractual Services	94,194	295,580	86,025	61,125	61,225	61,225	61,225	61,225	61,225
Supplies	-	5,971	27,500	27,500	15,000	20,000	20,000	20,000	20,000
Capital Outlay	1,033,122	2,147,884	5,375,823	2,992,904	3,315,062	767,900	465,654	353,687	354,537
Debt Service	75,000	75,000	408,356	405,937	404,138	403,588	407,563	322,188	321,338
Other Financing Uses	2,479	9,034	2,500	5,000	3,000	3,000	3,000	3,000	3,000
<b>Total Expenditures</b>	<b>1,204,795</b>	<b>2,533,469</b>	<b>5,900,204</b>	<b>3,492,466</b>	<b>3,798,425</b>	<b>1,255,713</b>	<b>957,442</b>	<b>760,100</b>	<b>760,100</b>
Surplus (Deficit)	347,829	4,008,152	(4,142,882)	(2,062,488)	(1,974,763)	(450,113)	(197,342)	-	-
<i>CW Municipal Building Fund Balance</i>	-	-	-	-	-	-	-	-	-
<i>City-Wide Capital Fund Balance</i>	676,555	4,684,706	831,196	2,622,218	647,455	197,342	-	-	-
<b>Ending Fund Balance</b>	<b>676,555</b>	<b>4,684,706</b>	<b>831,196</b>	<b>2,622,218</b>	<b>647,455</b>	<b>197,342</b>	<b>-</b>	<b>-</b>	<b>-</b>



Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>City-Wide Capital - 23</u></b>										
23-000-41-00-4161	FEDERAL GRANTS - ITEP DOWNTOWN	-	42,461	40,000	28,000	4,000	-	-	-	-
23-000-41-00-4162	FEDERAL GRANTS - RIVER RD BRIDGE	110,317	(9,411)	-	-	-	-	-	-	-
23-000-41-00-4176	FEDERAL GRANTS - SAFE ROUTE TO SCHOOL	34,798	-	-	-	-	-	-	-	-
23-000-41-00-4178	FEDERAL GRANTS - ITEP KENNEDY RD TRAIL	85,724	29,711	29,800	22,800	114,160	12,720	-	-	-
23-000-41-00-4188	STATE GRANTS - EDP WRIGLEY (RTE 47)	-	-	707,138	52,076	655,062	-	-	-	-
23-000-42-00-4210	BUILDING PERMITS	-	-	-	-	-	-	-	-	-
23-000-42-00-4214	DEVELOPMENT FEES - CW CAPITAL	7,429	6,900	5,000	6,000	6,000	6,000	6,000	6,000	6,000
23-000-42-00-4216	BUILD PROGRAM PERMITS	71,634	78,157	-	-	-	-	-	-	-
23-000-42-00-4218	DEVELOPMENT FEES - MUNICIPAL BLDG	2,479	2,209	2,500	5,000	3,000	3,000	3,000	3,000	3,000
23-000-42-00-4222	ROAD CONTRIBUTION FEE	2,000	18,000	10,000	26,000	15,000	15,000	15,000	15,000	15,000
23-000-44-00-4440	ROAD INFRASTRUCTURE FEE	684,319	693,467	680,000	681,600	681,600	681,600	681,600	681,600	681,600
23-000-45-00-4500	INVESTMENT EARNINGS	204	4,423	1,000	1,200	600	-	-	-	-
23-000-45-00-4550	GAIN ON INVESTMENT	-	6,001	-	-	-	-	-	-	-
23-000-46-00-4606	REIMB - COM ED	-	93,095	-	316,905	-	-	-	-	-
23-000-46-00-4620	REIMB - PULTE (AUTUMN CREEK)	87,932	1,148,170	55,000	55,000	-	-	-	-	-
23-000-46-00-4660	REIMB - PUSH FOR THE PATH	1,424	7,727	12,700	19,700	294,740	32,780	-	-	-
23-000-46-00-4690	REIMB - MISCELLANEOUS	-	12,627	-	1,513	-	-	-	-	-
23-000-49-00-4900	BOND PROCEEDS	-	4,295,000	-	-	-	-	-	-	-
23-000-49-00-4903	PREMIUM ON BOND ISSUANCE	-	49,789	-	-	-	-	-	-	-
23-000-49-00-4905	LOAN PROCEEDS - RIVER ROAD BRIDGE	193,963	-	152,184	152,184	-	-	-	-	-
23-000-49-00-4916	TRANSFER FROM GENERAL - CW B&G	-	49,795	62,000	62,000	49,500	54,500	54,500	54,500	54,500
23-000-49-00-4923	TRANSFER FROM GENERAL - CW CAPITAL	270,401	-	-	-	-	-	-	-	-
23-000-49-00-4988	TRANSFER FROM DOWNTOWN TIF	-	13,500	-	-	-	-	-	-	-
	<b>Revenue</b>	<b>1,552,624</b>	<b>6,541,621</b>	<b>1,757,322</b>	<b>1,429,978</b>	<b>1,823,662</b>	<b>805,600</b>	<b>760,100</b>	<b>760,100</b>	<b>760,100</b>
<b><u>City-Wide - Building &amp; Grounds Expenditures</u></b>										
23-216-54-00-5405	BUILD PROGRAM	2,400	6,000	-	-	-	-	-	-	-
23-216-54-00-5446	PROPERTY & BLDG MAINT SERVICES	-	37,824	34,500	34,500	34,500	34,500	34,500	34,500	34,500
23-216-56-00-5656	PROPERTY & BLDG MAINT SUPPLIES	-	5,971	27,500	27,500	15,000	20,000	20,000	20,000	20,000
23-216-99-00-9901	TRANSFER TO GENERAL	2,479	2,209	2,500	5,000	3,000	3,000	3,000	3,000	3,000
		<b>4,879</b>	<b>52,004</b>	<b>64,500</b>	<b>67,000</b>	<b>52,500</b>	<b>57,500</b>	<b>57,500</b>	<b>57,500</b>	<b>57,500</b>

Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>City-Wide Capital Expenditures</b>										
23-230-54-00-5402	BOND ISSUANCE COSTS	-	52,025	-	-	-	-	-	-	-
23-230-54-00-5405	BUILD PROGRAM	69,234	72,157	-	-	-	-	-	-	-
23-230-54-00-5465	ENGINEERING SERVICES	21,792	5,856	50,000	25,000	25,000	25,000	25,000	25,000	25,000
23-230-54-00-5489	LOSS ON INVESTMENT	-	120,631	-	-	-	-	-	-	-
23-230-54-00-5498	PAYING AGENT FEES	-	-	525	525	525	525	525	525	525
23-230-54-00-5499	BAD DEBT	768	1,087	1,000	1,100	1,200	1,200	1,200	1,200	1,200
23-230-60-00-6007	KENNEDY RD - AUTUMN CREEK	88,105	1,067,717	55,000	55,000	-	-	-	-	-
23-230-60-00-6008	BEECHER & CORNELIS ROAD	-	93,095	385,000	318,507	-	-	-	-	-
23-230-60-00-6009	WRIGLEY (RTE 47) EXPANSION	-	-	707,138	52,076	655,062	-	-	-	-
23-230-60-00-6016	US 34 (CENTER / ELDAMAIN RD) PROJECT	-	-	-	-	-	151,300	151,300	151,300	-
23-230-60-00-6018	GREENBRIAR POND NATURALIZATION	-	18,769	14,000	12,524	4,000	4,000	-	-	-
23-230-60-00-6025	ROAD TO BETTER ROADS PROGRAM	605,242	405,718	500,000	500,000	950,000	250,000	96,854	189,887	342,037
23-230-60-00-6041	SIDEWALK CONSTRUCTION	2,916	8,065	12,500	12,500	12,500	12,500	12,500	12,500	12,500
23-230-60-00-6048	DOWNTOWN STREETScape IMPROVEMENT	-	53,077	50,000	45,000	5,000	-	-	-	-
23-230-60-00-6058	ROUTE 71 (RTE 47 / ORCHARD RD) PROJECT	-	-	-	-	-	-	110,400	-	-
23-230-60-00-6059	US 34 (IL 47 / ORCHARD RD) PROJECT	-	-	-	-	94,600	94,600	94,600	-	-
23-230-60-00-6073	GAME FARM ROAD PROJECT	5,125	354,220	2,048,501	1,381,997	415,000	-	-	-	-
23-230-60-00-6075	RIVER ROAD BRIDGE PROJECT	221,880	-	152,184	152,184	-	-	-	-	-
23-230-60-00-6082	COUNTRYSIDE PKY IMPROVEMENTS	-	-	1,400,000	420,000	770,000	210,000	-	-	-
23-230-60-00-6092	SAFE ROUTE TO SCHOOL PROJECT	22,707	-	-	-	-	-	-	-	-
23-230-60-00-6094	KENNEDY RD BIKE TRAIL	87,147	37,438	42,500	42,500	408,900	45,500	-	-	-
23-230-60-00-6095	SUNFLOWER ESTATES - DRAINAGE IMPROVEMENT	-	109,785	9,000	616	-	-	-	-	-
<b>2014A Bond</b>										
23-230-78-00-8000	PRINCIPAL PAYMENT	-	-	135,000	135,000	185,000	190,000	190,000	195,000	200,000
23-230-78-00-8050	INTEREST PAYMENT	-	-	195,937	195,937	144,138	138,588	132,888	127,188	121,338

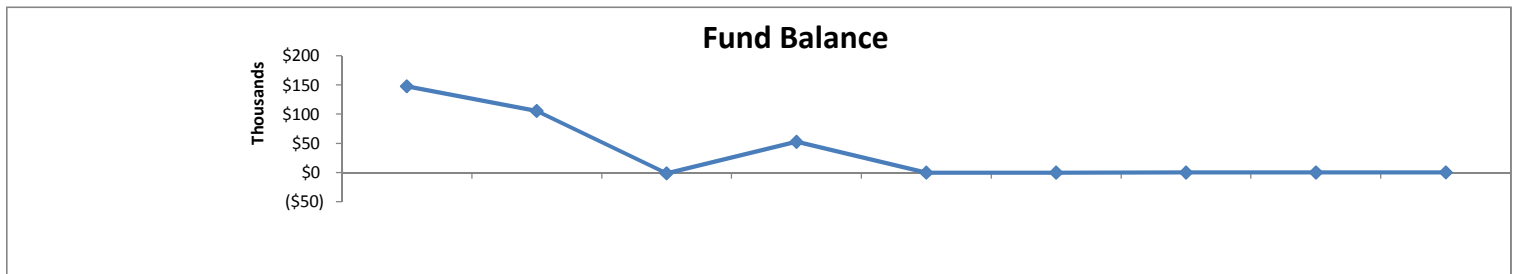


Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Kendall County Loan - River Road Bridge</b>										
23-230-97-00-8000	PRINCIPAL PAYMENT	75,000	75,000	77,419	75,000	75,000	75,000	84,675	-	-
23-230-99-00-9915	TRANSFER TO MOTOR FUEL TAX	-	6,825	-	-	-	-	-	-	-
		<b>1,199,916</b>	<b>2,481,465</b>	<b>5,835,704</b>	<b>3,425,466</b>	<b>3,745,925</b>	<b>1,198,213</b>	<b>899,942</b>	<b>702,600</b>	<b>702,600</b>
	<b>Expenditures</b>	<b>1,204,795</b>	<b>2,533,469</b>	<b>5,900,204</b>	<b>3,492,466</b>	<b>3,798,425</b>	<b>1,255,713</b>	<b>957,442</b>	<b>760,100</b>	<b>760,100</b>
	<b>Surplus(Deficit)</b>	<b>347,829</b>	<b>4,008,152</b>	<b>(4,142,882)</b>	<b>(2,062,488)</b>	<b>(1,974,763)</b>	<b>(450,113)</b>	<b>(197,342)</b>	<b>-</b>	<b>-</b>
	<i>Fund Balance - CW Municipal Building</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<i>Fund Balance - City-Wide Capital</i>	<u>676,555</u>	<u>4,684,706</u>	<u>831,196</u>	<u>2,622,218</u>	<u>647,455</u>	<u>197,342</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<b>Fund Balance</b>	<b>676,555</b>	<b>4,684,706</b>	<b>831,196</b>	<b>2,622,218</b>	<b>647,455</b>	<b>197,342</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Vehicle and Equipment Fund (25)

This fund was created in Fiscal Year 2014, consolidating the Police Capital, Public Works Capital and Park & Recreation Capital funds. This fund primarily derives its revenue from monies collected from building permits and development fees. The revenue is used to purchase vehicles and equipment for use in the operations of the Police, Public Works and Parks & Recreation Departments.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Licenses & Permits	76,414	59,700	49,275	26,000	26,000	48,775	48,775	48,775	48,775
Fines & Forfeits	8,253	9,181	12,750	10,200	10,200	10,200	10,200	10,200	10,200
Charges for Service	157,495	301,715	373,063	443,478	101,633	131,698	131,698	131,698	131,698
Investment Earnings	446	449	250	50	50	50	50	50	50
Reimbursements	50,000	97,771	-	-	-	-	-	-	-
Miscellaneous	4,994	2,193	1,000	3,929	2,000	2,000	2,000	2,000	2,000
Other Financing Sources	7,825	-	36,000	45,275	1,000	1,000	1,000	1,000	1,000
<b>Total Revenue</b>	<b>305,427</b>	<b>471,009</b>	<b>472,338</b>	<b>528,932</b>	<b>140,883</b>	<b>193,723</b>	<b>193,723</b>	<b>193,723</b>	<b>193,723</b>
<b>Police Capital Expenditures</b>									
Contractual Services	22,521	15,803	17,667	16,833	16,833	16,833	16,833	16,833	16,833
Capital Outlay	93,750	112,242	204,000	204,000	55,000	55,000	55,000	55,000	55,000
<b>Sub-Total Expenditures</b>	<b>116,271</b>	<b>128,045</b>	<b>221,667</b>	<b>220,833</b>	<b>71,833</b>	<b>71,833</b>	<b>71,833</b>	<b>71,833</b>	<b>71,833</b>
<b>Public Works Capital Expenditures</b>									
Contractual Services	26,929	31,608	6,500	1,176	1,750	1,750	1,750	1,750	1,750
Supplies	-	499	2,000	3,929	2,000	2,000	2,000	2,000	2,000
Capital Outlay	48,689	163,750	185,000	158,658	45,000	45,000	45,000	45,000	45,000
Debt Service	76,054	70,816	70,815	70,815	70,815	70,815	70,815	70,815	70,815
<b>Sub-Total Expenditures</b>	<b>151,672</b>	<b>266,673</b>	<b>264,315</b>	<b>234,578</b>	<b>119,565</b>	<b>119,565</b>	<b>119,565</b>	<b>119,565</b>	<b>119,565</b>
<b>Parks &amp; Rec Capital Expenditures</b>									
Contractual Services	800	4,303	-	-	-	-	-	-	-
Capital Outlay	12,143	111,937	127,929	124,145	-	-	-	-	-
Debt Service	2,383	2,219	2,219	2,219	2,219	2,219	2,219	2,219	2,219
Other Financing Uses	50,000	-	-	-	-	-	-	-	-
<b>Sub-Total Expenditures</b>	<b>65,326</b>	<b>118,459</b>	<b>130,148</b>	<b>126,364</b>	<b>2,219</b>	<b>2,219</b>	<b>2,219</b>	<b>2,219</b>	<b>2,219</b>
<b>Total Expenditures</b>	<b>333,269</b>	<b>513,177</b>	<b>616,130</b>	<b>581,775</b>	<b>193,617</b>	<b>193,617</b>	<b>193,617</b>	<b>193,617</b>	<b>193,617</b>
Surplus (Deficit)	(27,842)	(42,168)	(143,792)	(52,843)	(52,734)	106	106	106	106
<i>Police Capital Fund Balance</i>	<i>39,371</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Public Works Capital Fund Balance</i>	<i>74,302</i>	<i>(20,106)</i>	<i>-</i>	<i>51,565</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Parks &amp; Rec Capital Fund Balance</i>	<i>34,073</i>	<i>125,683</i>	<i>(1,224)</i>	<i>1,169</i>	<i>-</i>	<i>106</i>	<i>212</i>	<i>318</i>	<i>424</i>
<b>Ending Fund Balance</b>	<b>147,746</b>	<b>105,577</b>	<b>(1,224)</b>	<b>52,734</b>	<b>-</b>	<b>106</b>	<b>212</b>	<b>318</b>	<b>424</b>



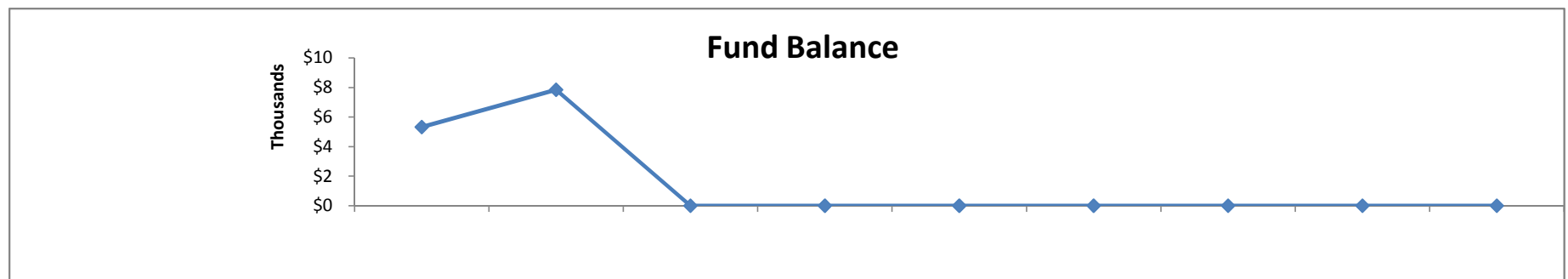
Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Vehicle &amp; Equipment - 25</u></b>										
25-000-42-00-4215	DEVELOPMENT FEES - POLICE CAPITAL	11,750	5,175	16,000	7,000	7,000	16,000	16,000	16,000	16,000
25-000-42-00-4216	BUILD PROGRAM PERMITS	30,960	42,920	-	-	-	-	-	-	-
25-000-42-00-4217	WEATHER WARNING SIREN FEES	12,264	-	-	-	-	-	-	-	-
25-000-42-00-4218	ENGINEERING CAPITAL FEE	3,400	1,300	6,500	3,000	3,000	6,000	6,000	6,000	6,000
25-000-42-00-4219	DEVELOPMENT FEES - PW CAPITAL	16,390	9,655	24,500	15,000	15,000	24,500	24,500	24,500	24,500
25-000-42-00-4220	DEVELOPMENT FEES - PARK CAPITAL	1,650	650	2,275	1,000	1,000	2,275	2,275	2,275	2,275
25-000-43-00-4315	DUI FINES	7,569	5,545	7,000	7,000	7,000	7,000	7,000	7,000	7,000
25-000-43-00-4316	ELECTRONIC CITATION FEES	684	720	750	700	700	700	700	700	700
25-000-43-00-4340	SEIZED VEHICLE PROCEEDS	-	2,916	5,000	2,500	2,500	2,500	2,500	2,500	2,500
25-000-44-00-4418	MOWING INCOME	12,845	3,288	6,000	2,983	3,000	3,000	3,000	3,000	3,000
25-000-44-00-4420	POLICE CHARGEBACK	-	63,777	203,647	200,158	53,633	44,633	44,633	44,633	44,633
25-000-44-00-4421	PUBLIC WORKS CHARGEBACK	144,650	125,000	163,416	240,337	45,000	84,065	84,065	84,065	84,065
25-000-44-00-4427	PARKS & RECREATION CHARGEBACK	-	109,650	-	-	-	-	-	-	-
25-000-45-00-4522	INVESTMENT EARNINGS - PARK CAPITAL	446	312	250	50	50	50	50	50	50
25-000-45-00-4550	GAIN ON INVESTMENT	-	137	-	-	-	-	-	-	-
25-000-46-00-4692	REIMB - MISCELLANEOUS - PARK CAPITAL	50,000	97,771	-	-	-	-	-	-	-
25-000-48-00-4852	MISCELLANEOUS INCOME - POLICE CAPITAL	4,064	191	-	-	-	-	-	-	-
25-000-48-00-4854	MISCELLANEOUS INCOME - PW CAPITAL	930	2,002	1,000	3,929	2,000	2,000	2,000	2,000	2,000
25-000-49-00-4920	SALE OF CAPITAL ASSETS - POLICE CAPITAL	7,825	-	1,000	3,475	1,000	1,000	1,000	1,000	1,000
25-000-49-00-4921	SALE OF CAPITAL ASSETS - PW CAPITAL	-	-	35,000	41,000	-	-	-	-	-
25-000-49-00-4922	SALE OF CAPITAL ASSETS - PARK CAPITAL	-	-	-	800	-	-	-	-	-
	<b>Revenue</b>	<b>305,427</b>	<b>471,009</b>	<b>472,338</b>	<b>528,932</b>	<b>140,883</b>	<b>193,723</b>	<b>193,723</b>	<b>193,723</b>	<b>193,723</b>
<b>Police Capital</b>										
25-205-54-00-5405	BUILD PROGRAM	4,800	10,350	-	-	-	-	-	-	-
25-205-54-00-5462	PROFESSIONAL SERVICES	95	1,166	1,667	833	833	833	833	833	833
25-205-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	17,626	4,287	16,000	16,000	16,000	16,000	16,000	16,000	16,000
25-205-60-00-6060	EQUIPMENT	-	32,865	35,000	35,000	-	-	-	-	-
25-205-60-00-6070	VEHICLES	93,750	79,377	169,000	169,000	55,000	55,000	55,000	55,000	55,000
		<b>116,271</b>	<b>128,045</b>	<b>221,667</b>	<b>220,833</b>	<b>71,833</b>	<b>71,833</b>	<b>71,833</b>	<b>71,833</b>	<b>71,833</b>

Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Public Works Capital</b>										
25-215-54-00-5405	BUILD PROGRAM	25,360	31,020	-	-	-	-	-	-	-
25-215-54-00-5448	FILING FEES	1,569	588	2,000	1,176	1,750	1,750	1,750	1,750	1,750
25-215-54-00-5485	RENTAL & LEASE PURCHASE	-	-	4,500	-	-	-	-	-	-
25-215-56-00-5620	OPERATING SUPPLIES	-	499	2,000	3,929	2,000	2,000	2,000	2,000	2,000
25-215-60-00-6060	EQUIPMENT	48,689	163,750	-	15,084	-	-	-	-	-
25-215-60-00-6070	VEHICLES	-	-	185,000	143,574	45,000	45,000	45,000	45,000	45,000
<b>185 Wolf Street Building</b>										
25-215-92-00-8000	PRINCIPAL PAYMENT	33,184	37,924	39,638	39,638	41,430	43,303	45,261	47,307	49,446
25-215-92-00-8050	INTEREST PAYMENT	42,870	32,892	31,177	31,177	29,385	27,512	25,554	23,508	21,369
		<b>151,672</b>	<b>266,673</b>	<b>264,315</b>	<b>234,578</b>	<b>119,565</b>	<b>119,565</b>	<b>119,565</b>	<b>119,565</b>	<b>119,565</b>
<b>Parks &amp; Recreation Capital</b>										
25-225-54-00-5405	BUILD PROGRAM	800	1,550	-	-	-	-	-	-	-
25-225-54-00-5489	LOSS ON INVESTMENT	-	2,753	-	-	-	-	-	-	-
25-225-60-00-6010	PARK IMPROVEMENTS	-	-	-	-	-	-	-	-	-
25-225-60-00-6030	BUILDING IMPROVEMENTS	-	-	-	-	-	-	-	-	-
25-225-60-00-6060	EQUIPMENT	12,143	33,731	78,000	74,216	-	-	-	-	-
25-225-60-00-6065	BRIDGE PARK	-	78,206	-	-	-	-	-	-	-
25-225-60-00-6068	TRAIL IMPROVEMENTS	-	-	24,929	24,929	-	-	-	-	-
25-225-60-00-6070	VEHICLES	-	-	25,000	25,000	-	-	-	-	-
<b>185 Wolf Street Building</b>										
25-225-92-00-8000	PRINCIPAL PAYMENT	1,040	1,188	1,242	1,242	1,298	1,357	1,418	1,482	1,549
25-225-92-00-8050	INTEREST PAYMENT	1,343	1,031	977	977	921	862	801	737	670
25-225-99-00-9972	TRANSFER TO LAND CASH	50,000	-	-	-	-	-	-	-	-
		<b>65,326</b>	<b>118,459</b>	<b>130,148</b>	<b>126,364</b>	<b>2,219</b>	<b>2,219</b>	<b>2,219</b>	<b>2,219</b>	<b>2,219</b>
	<b>Expenditures</b>	<b>333,269</b>	<b>513,177</b>	<b>616,130</b>	<b>581,775</b>	<b>193,617</b>	<b>193,617</b>	<b>193,617</b>	<b>193,617</b>	<b>193,617</b>
	<b>Surplus(Deficit)</b>	<b>(27,842)</b>	<b>(42,168)</b>	<b>(143,792)</b>	<b>(52,843)</b>	<b>(52,734)</b>	<b>106</b>	<b>106</b>	<b>106</b>	<b>106</b>
	<b>Fund Balance - Police Capital</b>	<b>39,371</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Fund Balance - Public Works Capital</b>	<b>74,302</b>	<b>(20,106)</b>	<b>-</b>	<b>51,565</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Fund Balance - Parks &amp; Rec Capital</b>	<b>34,073</b>	<b>125,683</b>	<b>(1,224)</b>	<b>1,169</b>	<b>-</b>	<b>106</b>	<b>212</b>	<b>318</b>	<b>424</b>
	<b>Fund Balance</b>	<b>147,746</b>	<b>105,577</b>	<b>(1,224)</b>	<b>52,734</b>	<b>-</b>	<b>106</b>	<b>212</b>	<b>318</b>	<b>424</b>

### Debt Service Fund (42)

The Debt Service Fund accumulates monies for payment of the 2014B bonds, which refinanced the 2005A bonds. The 2005A bonds were originally issued to finance road improvement projects.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Taxes	315,790	327,984	165,527	164,852	47,497	-	-	-	-
Licenses & Permits	6,358	7,418	4,500	6,640	5,000	7,000	7,000	7,000	7,000
Investment Earnings	78	5	-	11	-	-	-	-	-
Other Financing Sources	-	2,369,891	132,103	131,380	268,178	313,275	317,775	317,075	316,275
<b>Total Revenue</b>	<b>322,226</b>	<b>2,705,298</b>	<b>302,130</b>	<b>302,883</b>	<b>320,675</b>	<b>320,275</b>	<b>324,775</b>	<b>324,075</b>	<b>323,275</b>
<b>Expenditures</b>									
Contractual Services	775	39,617	525	475	525	525	525	525	525
Debt Service	328,179	304,042	310,250	310,250	320,150	319,750	324,250	323,550	322,750
Other Financing Uses	-	2,359,115	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>328,954</b>	<b>2,702,774</b>	<b>310,775</b>	<b>310,725</b>	<b>320,675</b>	<b>320,275</b>	<b>324,775</b>	<b>324,075</b>	<b>323,275</b>
Surplus (Deficit)	(6,728)	2,524	(8,645)	(7,842)	-	-	-	-	-
<b>Ending Fund Balance</b>	<b>5,319</b>	<b>7,842</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>



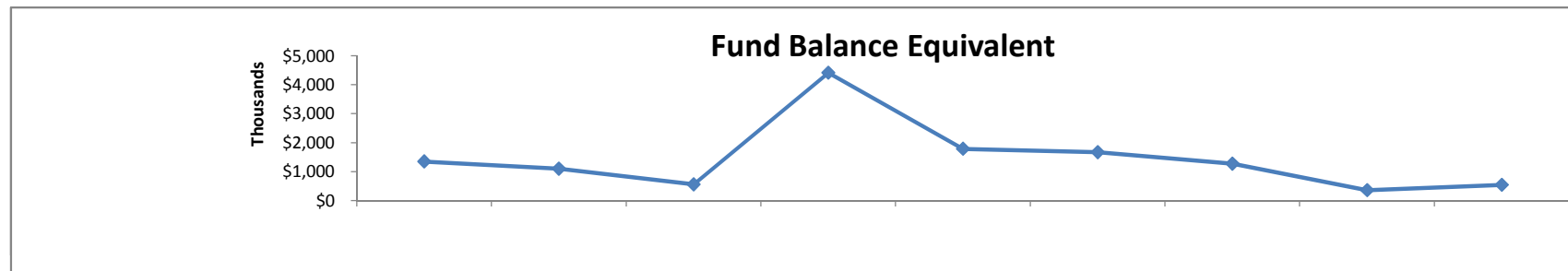


Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Debt Service - 42</u></b>										
42-000-40-00-4000	PROPERTY TAXES - 2014B BOND	315,790	327,984	165,527	164,852	47,497	-	-	-	-
42-000-42-00-4208	RECAPTURE FEES - WATER & SEWER	5,958	1,696	4,500	6,640	5,000	7,000	7,000	7,000	7,000
42-000-42-00-4216	BUILD PROGRAM PERMITS	400	5,722	-	-	-	-	-	-	-
42-000-45-00-4500	INVESTMENT EARNINGS	78	5	-	11	-	-	-	-	-
42-000-49-00-4901	TRANSFER FROM GENERAL	-	-	132,103	131,380	268,178	313,275	317,775	317,075	316,275
42-000-49-00-4902	BOND ISSUANCE	-	2,300,000	-	-	-	-	-	-	-
42-000-49-00-4903	PREMIUM ON BOND ISSUANCE	-	69,891	-	-	-	-	-	-	-
	<b>Revenue</b>	<b>322,226</b>	<b>2,705,298</b>	<b>302,130</b>	<b>302,883</b>	<b>320,675</b>	<b>320,275</b>	<b>324,775</b>	<b>324,075</b>	<b>323,275</b>
42-420-54-00-5402	BOND ISSUANCE COSTS	-	33,306	-	-	-	-	-	-	-
42-420-54-00-5405	BUILD PROGRAM	400	5,722	-	-	-	-	-	-	-
42-420-54-00-5498	PAYING AGENT FEES	375	589	525	475	525	525	525	525	525
<b>2014B Refunding Bond</b>										
42-420-79-00-8000	PRINCIPAL PAYMENT	-	-	255,000	255,000	270,000	275,000	285,000	290,000	295,000
42-420-79-00-8050	INTEREST PAYMENT	-	22,253	55,250	55,250	50,150	44,750	39,250	33,550	27,750
<b>2005A Bond</b>										
42-420-82-00-8000	PRINCIPAL PAYMENT	215,000	225,000	-	-	-	-	-	-	-
42-420-82-00-8050	INTEREST PAYMENT	113,179	56,789	-	-	-	-	-	-	-
42-420-99-00-9960	PAYMENT TO ESCROW AGENT	-	2,359,115	-	-	-	-	-	-	-
	<b>Expenditures</b>	<b>328,954</b>	<b>2,702,774</b>	<b>310,775</b>	<b>310,725</b>	<b>320,675</b>	<b>320,275</b>	<b>324,775</b>	<b>324,075</b>	<b>323,275</b>
	<b>Surplus(Deficit)</b>	<b>(6,728)</b>	<b>2,524</b>	<b>(8,645)</b>	<b>(7,842)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Fund Balance</b>	<b>5,319</b>	<b>7,842</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

### Water Fund (51)

The Water Fund is an enterprise fund which is comprised of both a capital and operational budget. The capital portion is used for the improvement and expansion of water infrastructure, while the operational side is used to service and maintain City water systems.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Taxes	41,403	5,210	-	-	-	-	-	-	-
Licenses & Permits	84,544	112,323	-	-	-	-	-	-	-
Charges for Service	2,309,950	2,513,791	3,240,437	3,278,400	3,661,400	3,761,400	3,761,400	4,178,850	4,658,918
Investment Earnings	2,231	2,034	500	3,100	1,000	500	500	500	500
Reimbursements	14,844	3,970	-	-	-	-	-	-	-
Miscellaneous	51,917	57,775	56,307	56,307	57,433	58,582	59,754	60,949	62,168
Other Financing Sources	82,988	1,373,687	4,376,275	4,369,998	75,075	73,875	77,675	73,875	75,125
<b>Total Revenue</b>	<b>2,587,877</b>	<b>4,068,790</b>	<b>7,673,519</b>	<b>7,707,805</b>	<b>3,794,908</b>	<b>3,894,357</b>	<b>3,899,329</b>	<b>4,314,174</b>	<b>4,796,711</b>
<b>Expenses</b>									
Salaries	338,959	354,098	411,332	411,332	416,844	429,727	441,365	453,352	465,699
Benefits	185,769	211,030	240,029	229,366	247,588	263,225	281,201	300,499	321,173
Contractual Services	540,175	609,139	816,370	789,626	544,927	561,735	579,551	598,436	617,864
Supplies	243,529	245,704	302,995	302,995	297,660	308,417	319,749	331,686	344,263
Capital Outlay	282,399	474,916	4,948,544	1,515,544	3,460,544	1,038,544	1,057,794	1,081,794	452,544
Debt Service	1,172,802	1,168,385	1,230,445	1,147,429	1,450,677	1,412,451	1,615,281	2,462,306	2,410,941
Other Financing Uses	-	1,256,453	-	-	-	-	-	-	-
<b>Total Expenses</b>	<b>2,763,633</b>	<b>4,319,725</b>	<b>7,949,715</b>	<b>4,396,292</b>	<b>6,418,240</b>	<b>4,014,099</b>	<b>4,294,941</b>	<b>5,228,073</b>	<b>4,612,484</b>
Surplus (Deficit)	(175,756)	(250,935)	(276,196)	3,311,513	(2,623,332)	(119,742)	(395,612)	(913,899)	184,227
<b>Ending Fund Balance Equivalent</b>	<b>1,350,923</b>	<b>1,099,988</b>	<b>558,007</b>	<b>4,411,501</b>	<b>1,788,169</b>	<b>1,668,427</b>	<b>1,272,815</b>	<b>358,916</b>	<b>543,143</b>
	48.88%	25.46%	7.02%	100.35%	27.86%	41.56%	29.64%	6.87%	11.78%



Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Water - 51</u></b>										
51-000-40-00-4000	PROPERTY TAXES - 2007A BOND	41,403	5,210	-	-	-	-	-	-	-
51-000-42-00-4216	BUILD PROGRAM PERMITS	84,544	112,323	-	-	-	-	-	-	-
51-000-44-00-4424	WATER SALES	1,789,296	2,019,810	2,316,937	2,420,000	2,783,000	2,783,000	2,783,000	3,200,450	3,680,518
51-000-44-00-4425	BULK WATER SALES	4,750	29,590	500	500	500	500	500	500	500
51-000-44-00-4426	LATE PENALTIES - WATER	92,386	91,488	90,000	90,000	90,000	90,000	90,000	90,000	90,000
51-000-44-00-4430	WATER METER SALES	47,785	15,782	35,000	35,000	35,000	35,000	35,000	35,000	35,000
51-000-44-00-4440	WATER INFRASTRUCTURE FEE	341,083	343,961	693,000	702,900	702,900	702,900	702,900	702,900	702,900
51-000-44-00-4450	WATER CONNECTION FEES	34,650	13,160	105,000	30,000	50,000	150,000	150,000	150,000	150,000
51-000-45-00-4500	INVESTMENT EARNINGS	2,231	1,236	500	3,100	1,000	500	500	500	500
51-000-45-00-4550	GAIN ON INVESTMENT	-	798	-	-	-	-	-	-	-
51-000-46-00-4690	REIMB - MISCELLANEOUS	14,844	3,970	-	-	-	-	-	-	-
51-000-48-00-4820	RENTAL INCOME	51,917	55,560	56,307	56,307	57,433	58,582	59,754	60,949	62,168
51-000-48-00-4850	MISCELLANEOUS INCOME	-	2,215	-	-	-	-	-	-	-
51-000-49-00-4900	BOND PROCEEDS	-	-	4,300,000	4,100,000	-	-	-	-	-
51-000-49-00-4902	BOND ISSUANCE	-	1,263,500	-	-	-	-	-	-	-
51-000-49-00-4903	PREMIUM ON BOND ISSUANCE	-	26,599	-	193,723	-	-	-	-	-
51-000-49-00-4952	TRANSFER FROM SEWER	82,988	83,588	76,275	76,275	75,075	73,875	77,675	73,875	75,125
	<b>Revenue</b>	<b>2,587,877</b>	<b>4,068,790</b>	<b>7,673,519</b>	<b>7,707,805</b>	<b>3,794,908</b>	<b>3,894,357</b>	<b>3,899,329</b>	<b>4,314,174</b>	<b>4,796,711</b>
<b>Water Operations</b>										
51-510-50-00-5010	SALARIES & WAGES	325,817	343,733	369,532	369,532	375,044	387,927	399,565	411,552	423,899
51-510-50-00-5015	PART-TIME SALARIES	-	2,808	29,800	29,800	29,800	29,800	29,800	29,800	29,800
51-510-50-00-5020	OVERTIME	13,142	7,557	12,000	12,000	12,000	12,000	12,000	12,000	12,000
51-510-52-00-5212	RETIREMENT PLAN CONTRIBUTION	37,447	39,878	42,446	42,446	41,801	43,448	46,549	49,880	53,411
51-510-52-00-5214	FICA CONTRIBUTION	24,787	25,689	30,514	30,514	30,854	31,914	32,871	33,857	34,873
51-510-52-00-5216	GROUP HEALTH INSURANCE	92,981	113,371	131,003	120,207	135,992	146,871	158,621	171,311	185,016
51-510-52-00-5222	GROUP LIFE INSURANCE	675	701	708	798	785	793	801	809	817
51-510-52-00-5223	DENTAL INSURANCE	5,516	7,130	8,117	8,890	9,148	9,605	10,085	10,589	11,118
51-510-52-00-5224	VISION INSURANCE	729	793	861	1,131	1,165	1,200	1,236	1,273	1,311
51-510-52-00-5230	UNEMPLOYMENT INSURANCE	574	716	2,000	1,000	2,000	2,000	2,000	2,000	2,000
51-510-52-00-5231	LIABILITY INSURANCE	23,060	22,752	24,380	24,380	25,843	27,394	29,038	30,780	32,627
51-510-54-00-5402	BOND ISSUANCE COSTS	-	24,378	50,000	40,456	-	-	-	-	-
51-510-54-00-5405	BUILD PROGRAM	84,544	112,323	-	-	-	-	-	-	-
51-510-54-00-5412	TRAINING & CONFERENCES	3,044	2,305	5,800	5,800	6,500	6,500	6,500	6,500	6,500
51-510-54-00-5415	TRAVEL & LODGING	528	942	1,600	1,600	1,600	1,600	1,600	1,600	1,600

Account Number	Description	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
		Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
51-510-54-00-5426	PUBLISHING & ADVERTISING	787	148	1,000	1,000	1,000	1,000	1,000	1,000	1,000
51-510-54-00-5429	WATER SAMPLES	11,340	9,823	14,000	14,000	14,000	14,000	14,000	14,000	14,000
51-510-54-00-5430	PRINTING & DUPLICATING	61	112	3,300	3,300	3,300	3,300	3,300	3,300	3,300
51-510-54-00-5440	TELECOMMUNICATIONS	20,065	20,221	24,500	24,500	24,500	24,500	24,500	24,500	24,500
51-510-54-00-5445	TREATMENT FACILITY SERVICES	119,912	108,905	112,000	112,000	112,000	112,000	112,000	112,000	112,000
51-510-54-00-5448	FILING FEES	5,831	4,253	6,500	6,500	6,500	6,500	6,500	6,500	6,500
51-510-54-00-5452	POSTAGE & SHIPPING	16,276	17,953	19,000	19,000	19,000	19,000	19,000	19,000	19,000
51-510-54-00-5460	DUES & SUBSCRIPTIONS	1,568	978	1,600	1,600	1,600	1,600	1,600	1,600	1,600
51-510-54-00-5462	PROFESSIONAL SERVICES	21,047	20,343	21,500	21,500	21,500	21,500	21,500	21,500	21,500
51-510-54-00-5465	ENGINEERING SERVICES	-	-	250,000	234,800	-	-	-	-	-
51-510-54-00-5466	LEGAL SERVICES	-	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000
51-510-54-00-5480	UTILITIES	218,196	245,641	264,275	264,275	280,132	296,940	314,756	333,641	353,659
51-510-54-00-5483	JULIE SERVICES	4,520	4,570	4,500	4,500	5,000	5,000	5,000	5,000	5,000
51-510-54-00-5485	RENTAL & LEASE PURCHASE	504	504	1,000	1,000	1,000	1,000	1,000	1,000	1,000
51-510-54-00-5489	LOSS ON INVESTMENT	-	16,036	-	-	-	-	-	-	-
51-510-54-00-5490	VEHICLE MAINTENANCE SERVICES	3,181	7,077	7,500	7,500	15,000	15,000	15,000	15,000	15,000
51-510-54-00-5495	OUTSIDE REPAIR & MAINTENCE	19,460	3,380	14,000	14,000	19,000	19,000	19,000	19,000	19,000
51-510-54-00-5498	PAYING AGENT FEES	1,338	2,354	2,295	2,295	2,295	2,295	2,295	2,295	1,705
51-510-54-00-5499	BAD DEBT	7,973	6,893	10,000	8,000	9,000	9,000	9,000	9,000	9,000
51-510-56-00-5600	WEARING APPAREL	3,340	3,434	4,200	4,200	4,410	4,631	4,863	5,106	5,361
51-510-56-00-5620	OPERATING SUPPLIES	8,167	12,352	15,000	15,000	16,750	16,750	16,750	16,750	16,750
51-510-56-00-5628	VEHICLE MAINTENANCE SUPPLIES	1,092	2,314	10,000	10,000	10,000	10,000	10,000	10,000	10,000
51-510-56-00-5630	SMALL TOOLS & EQUIPMENT	1,429	1,921	2,000	2,000	2,000	2,000	2,000	2,000	2,000
51-510-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	876	1,616	2,000	2,000	2,000	2,000	2,000	2,000	2,000
51-510-56-00-5638	TREATMENT FACILITY SUPPLIES	125,445	146,540	165,000	165,000	173,250	181,913	191,009	200,559	210,587
51-510-56-00-5640	REPAIR & MAINTENANCE	20,785	20,263	10,500	10,500	15,000	15,000	15,000	15,000	15,000
51-510-56-00-5664	METERS & PARTS	51,805	32,520	46,000	46,000	46,000	46,000	46,000	46,000	46,000
51-510-56-00-5665	JULIE SUPPLIES	968	1,788	1,500	1,500	1,500	1,500	1,500	1,500	1,500
51-510-56-00-5695	GASOLINE	29,622	22,956	46,795	46,795	26,750	28,623	30,627	32,771	35,065
51-510-60-00-6022	WELL REHABILITATIONS	-	-	143,000	143,000	-	166,000	124,000	148,000	-
51-510-60-00-6025	ROAD TO BETTER ROADS PROGRAM	153,305	277,372	300,000	300,000	250,000	250,000	250,000	250,000	250,000
51-510-60-00-6060	EQUIPMENT	-	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000
51-510-60-00-6066	RTE 71 WATERMAIN RELOCATION	-	-	35,000	30,000	5,000	-	481,250	481,250	-
51-510-60-00-6070	VEHICLES	-	-	18,000	-	63,000	-	-	-	-
51-510-60-00-6079	ROUTE 47 EXPANSION	129,094	197,544	197,544	197,544	197,544	197,544	197,544	197,544	197,544
51-510-60-00-6082	COUNTRYSIDE PKY IMPROVEMENTS	-	-	4,250,000	840,000	2,940,000	420,000	-	-	-

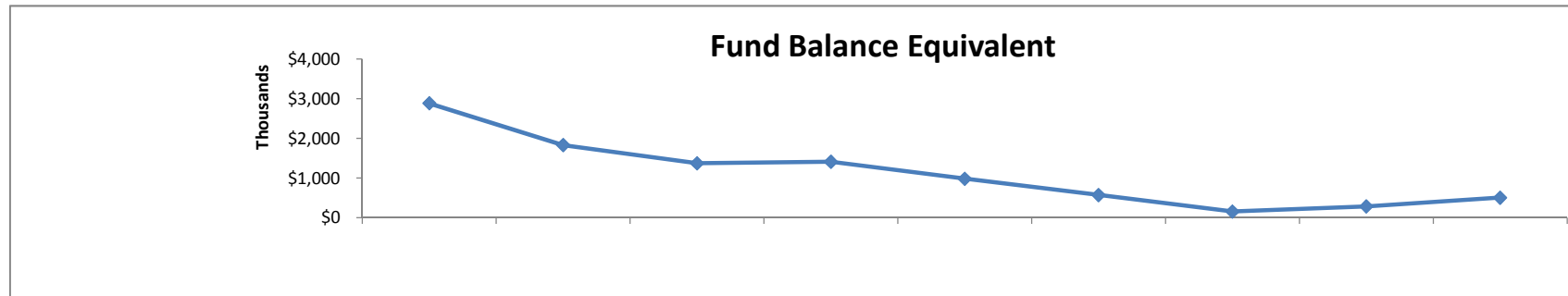
		FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Account Number	Description	Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
2015A Bond										
51-510-77-00-8000	PRINCIPAL PAYMENT	-	-	-	-	73,540	113,987	117,664	290,483	297,837
51-510-77-00-8050	INTEREST PAYMENT	-	-	83,016	-	229,137	161,053	156,493	151,787	140,167
Debt Service - 2007A Bond										
51-510-83-00-8000	PRINCIPAL PAYMENT	15,000	15,000	15,000	15,000	15,000	15,000	15,000	680,000	695,000
51-510-83-00-8050	INTEREST PAYMENT	123,041	122,423	121,793	121,793	121,163	120,525	119,888	119,250	90,350
Debt Service - 2003 Debt Certificates										
51-510-86-00-8000	PRINCIPAL PAYMENT	100,000	100,000	100,000	100,000	100,000	100,000	300,000	-	-
51-510-86-00-8050	INTEREST EXPENSE	33,150	29,350	25,450	25,450	21,450	17,300	13,050	-	-
Debt Service - 2006A Refunding Debt Certificates										
51-510-87-00-8000	PRINCIPAL PAYMENT	405,000	420,000	435,000	435,000	460,000	475,000	495,000	850,000	850,000
51-510-87-00-8050	INTEREST EXPENSE	205,606	189,406	172,606	172,606	155,206	136,806	117,806	98,006	62,306
Debt Service - 2005C Bond										
51-510-88-00-8000	PRINCIPAL PAYMENT	95,000	100,000	-	-	-	-	-	-	-
51-510-88-00-8050	INTEREST EXPENSE	70,975	54,065	-	-	-	-	-	-	-
Debt Service - IEPA Loan L17-156300										
51-510-89-00-8000	PRINCIPAL PAYMENT	89,961	92,224	94,544	94,544	96,923	99,361	101,860	104,423	107,050
51-510-89-00-8050	INTEREST EXPENSE	35,069	32,806	30,486	30,486	28,108	25,669	23,170	20,607	17,981
Debt Service - 2014C Refunding Bond										
51-510-94-00-8000	PRINCIPAL PAYMENT	-	-	120,000	120,000	120,000	120,000	130,000	125,000	130,000
51-510-94-00-8050	INTEREST PAYMENT	-	13,111	32,550	32,550	30,150	27,750	25,350	22,750	20,250
51-510-99-00-9960	PAYMENT TO ESCROW AGENT	-	1,256,453	-	-	-	-	-	-	-
Expenses		2,763,633	4,319,725	7,949,715	4,396,292	6,418,240	4,014,099	4,294,941	5,228,073	4,612,484
Surplus(Deficit)		(175,756)	(250,935)	(276,196)	3,311,513	(2,623,332)	(119,742)	(395,612)	(913,899)	184,227
Fund Balance Equiv		1,350,923	1,099,988	558,007	4,411,501	1,788,169	1,668,427	1,272,815	358,916	543,143
		48.88%	25.46%	7.02%	100.35%	27.86%	41.56%	29.64%	6.87%	11.78%



### Sewer Fund (52)

The Sewer Fund is an enterprise fund which is comprised of both a capital and operational budget. The capital portion is used for improvement and expansion of the sanitary sewer infrastructure while the operational side allows the City to service and maintain sanitary sewer systems.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Taxes	110,601	-	-	-	-	-	-	-	-
Licenses & Permits	16,800	35,000	-	-	-	-	-	-	-
Charges for Service	1,114,432	1,151,713	1,180,200	1,173,334	1,199,942	1,246,076	1,272,062	1,298,734	1,326,206
Investment Earnings	9,260	9,176	1,500	1,100	1,000	500	500	500	500
Reimbursements	1,300	2,360	200,000	201,175	200,000	200,000	200,000	200,000	200,000
Other Financing Sources	1,137,220	1,243,972	1,134,654	1,134,654	1,134,052	1,137,166	1,133,782	1,134,114	1,137,948
<b>Total Revenue</b>	<b>2,389,613</b>	<b>2,442,221</b>	<b>2,516,354</b>	<b>2,510,263</b>	<b>2,534,994</b>	<b>2,583,742</b>	<b>2,606,344</b>	<b>2,633,348</b>	<b>2,664,654</b>
<b>Expenses</b>									
Salaries	164,273	187,301	205,003	205,003	216,289	223,650	230,300	237,149	244,203
Benefits	80,030	92,443	127,049	98,370	107,998	114,981	122,591	130,750	139,474
Contractual Services	75,530	164,251	82,845	102,377	119,463	123,243	127,230	131,438	135,287
Supplies	66,064	38,300	92,610	92,610	84,206	86,217	88,366	90,662	93,116
Capital Outlay	66,773	808,520	459,015	459,015	459,015	459,015	459,015	459,015	459,015
Developer Commitments	-	62,922	32,891	32,891	33,872	34,888	35,939	28,204	-
Debt Service	1,968,119	2,054,461	1,865,399	1,865,399	1,865,857	1,877,110	1,880,265	1,352,307	1,300,798
Other Financing Uses	82,988	83,588	76,275	76,275	75,075	73,875	77,675	73,875	75,125
<b>Total Expenses</b>	<b>2,503,777</b>	<b>3,491,786</b>	<b>2,941,087</b>	<b>2,931,940</b>	<b>2,961,775</b>	<b>2,992,979</b>	<b>3,021,381</b>	<b>2,503,400</b>	<b>2,447,018</b>
Surplus (Deficit)	(114,164)	(1,049,565)	(424,733)	(421,677)	(426,781)	(409,237)	(415,037)	129,948	217,636
<b>Ending Fund Balance Equivalent</b>	<b>2,879,170</b>	<b>1,829,603</b>	<b>1,368,893</b>	<b>1,407,926</b>	<b>981,145</b>	<b>571,908</b>	<b>156,871</b>	<b>286,819</b>	<b>504,455</b>
	114.99%	52.40%	46.54%	48.02%	33.13%	19.11%	5.19%	11.46%	20.62%



		FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Account Number	Description	Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
<u>Sewer - 52</u>										
52-000-40-00-4000	PROPERTY TAXES - 2004B BOND	110,601	-	-	-	-	-	-	-	-
52-000-42-00-4216	BUILD PROGRAM PERMITS	16,800	35,000	-	-	-	-	-	-	-
52-000-44-00-4435	SEWER MAINTENANCE FEES	756,746	790,556	802,200	813,660	837,942	863,076	889,062	915,734	943,206
52-000-44-00-4440	SEWER INFRASTRUCTURE FEE	333,587	341,199	340,000	340,000	340,000	340,000	340,000	340,000	340,000
52-000-44-00-4455	SW CONNECTION FEES - OPERATIONS	800	600	5,000	750	2,000	5,000	5,000	5,000	5,000
52-000-44-00-4456	SW CONNECTION FEES - CAPITAL	9,200	5,400	20,000	5,000	7,000	25,000	25,000	25,000	25,000
52-000-44-00-4462	LATE PENALTIES - SEWER	13,821	13,634	13,000	13,000	13,000	13,000	13,000	13,000	13,000
52-000-44-00-4465	RIVER CROSSING FEES	278	324	-	924	-	-	-	-	-
52-000-45-00-4500	INVESTMENT EARNINGS	9,260	5,427	1,500	1,100	1,000	500	500	500	500
52-000-45-00-4550	GAIN ON INVESTMENT	-	3,749	-	-	-	-	-	-	-
52-000-46-00-4625	REIMB - I & I REDUCTIONS	-	-	200,000	200,000	200,000	200,000	200,000	200,000	200,000
52-000-46-00-4690	REIMB - MISCELLANEOUS	1,300	2,360	-	1,175	-	-	-	-	-
52-000-49-00-4901	TRANSFER FROM GENERAL	1,137,220	1,133,972	1,134,654	1,134,654	1,134,052	1,137,166	1,133,782	1,134,114	1,137,948
52-000-49-00-4910	SALE OF CAPITAL ASSETS	-	110,000	-	-	-	-	-	-	-
	Revenue	2,389,613	2,442,221	2,516,354	2,510,263	2,534,994	2,583,742	2,606,344	2,633,348	2,664,654
Sewer Operations										
52-520-50-00-5010	SALARIES & WAGES	164,160	187,220	203,003	203,003	214,289	221,650	228,300	235,149	242,203
52-520-50-00-5020	OVERTIME	113	81	2,000	2,000	2,000	2,000	2,000	2,000	2,000
52-520-52-00-5212	RETIREMENT PLAN CONTRIBUTION	18,268	21,410	22,807	22,807	23,359	24,825	26,597	28,500	30,518
52-520-52-00-5214	FICA CONTRIBUTION	12,371	14,093	15,177	15,177	16,175	16,731	17,233	17,750	18,283
52-520-52-00-5216	GROUP HEALTH INSURANCE	32,305	40,589	70,903	43,021	49,756	53,736	58,035	62,678	67,692
52-520-52-00-5222	GROUP LIFE INSURANCE	265	328	373	409	413	417	421	425	429
52-520-52-00-5223	DENTAL INSURANCE	2,006	3,215	4,650	4,244	4,367	4,585	4,814	5,055	5,308
52-520-52-00-5224	VISION INSURANCE	277	407	479	552	568	585	603	621	640
52-520-52-00-5230	UNEMPLOYMENT INSURANCE	302	376	1,000	500	1,000	1,000	1,000	1,000	1,000
52-520-52-00-5231	LIABILITY INSURANCE	14,236	12,025	11,660	11,660	12,360	13,102	13,888	14,721	15,604
52-520-54-00-5405	BUILD PROGRAM	16,800	35,000	-	-	-	-	-	-	-
52-520-54-00-5412	TRAINING & CONFERENCES	-	1,504	2,300	2,300	3,300	3,300	3,300	3,300	3,300
52-520-54-00-5415	TRAVEL & LODGING	-	240	500	500	500	500	500	500	500
52-520-54-00-5430	PRINTING & DUPLICATING	28	30	1,700	1,700	1,700	1,700	1,700	1,700	1,700
52-520-54-00-5440	TELECOMMUNICATIONS	1,848	1,895	2,500	2,500	2,500	2,500	2,500	2,500	2,500
52-520-54-00-5444	LIFT STATION SERVICES	18,582	8,589	21,365	21,365	37,433	39,305	41,270	43,334	45,501
52-520-54-00-5462	PROFESSIONAL SERVICES	4,917	6,861	8,000	8,000	8,000	8,000	8,000	8,000	8,000

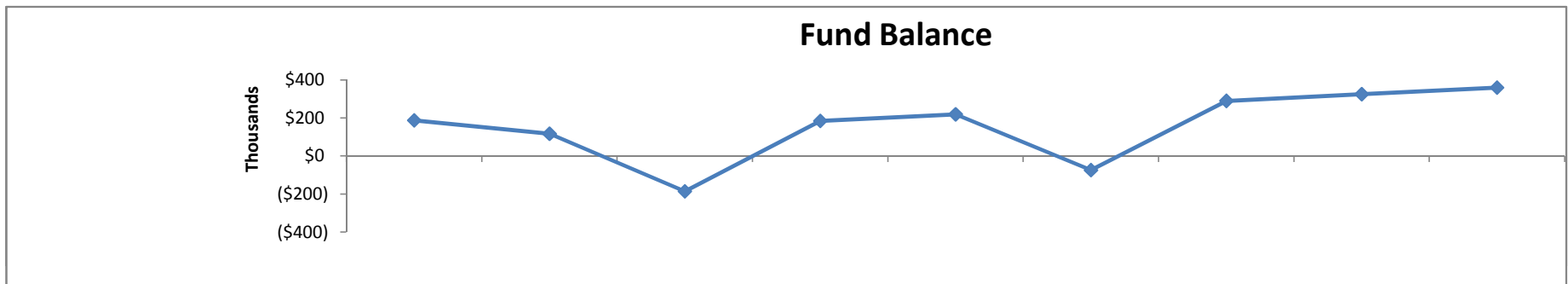
Account Number	Description	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
		Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
52-520-54-00-5480	UTILITIES	24,674	20,258	30,000	30,000	31,800	33,708	35,730	37,874	40,146
52-520-54-00-5485	RENTAL & LEASE PURCHASE	504	504	1,500	1,500	1,000	1,000	1,000	1,000	1,000
52-520-54-00-5489	LOSS ON INVESTMENT	-	75,369	-	-	-	-	-	-	-
52-520-54-00-5490	VEHICLE MAINTENANCE SERVICES	1,663	4,447	5,000	5,000	12,000	12,000	12,000	12,000	12,000
52-520-54-00-5495	OUTSIDE REPAIR & MAINTENCE	2,100	6,512	4,000	24,532	16,000	16,000	16,000	16,000	16,000
52-520-54-00-5498	PAYING AGENT FEES	2,920	1,277	2,980	2,980	2,980	2,980	2,980	2,980	2,390
52-520-54-00-5499	BAD DEBT	1,494	1,765	3,000	2,000	2,250	2,250	2,250	2,250	2,250
52-520-56-00-5600	WEARING APPAREL	2,930	2,585	2,625	2,625	2,756	2,894	3,039	3,191	3,351
52-520-56-00-5610	OFFICE SUPPLIES	2,342	517	2,000	2,000	2,000	2,000	2,000	2,000	2,000
52-520-56-00-5613	LIFT STATION MAINTENANCE	2,682	5,012	12,000	12,000	12,000	12,000	12,000	12,000	12,000
52-520-56-00-5620	OPERATING SUPPLIES	3,959	4,828	4,500	4,500	5,000	5,000	5,000	5,000	5,000
52-520-56-00-5628	VEHICLE MAINTENANCE SUPPLIES	3,557	1,315	2,000	2,000	2,000	2,000	2,000	2,000	2,000
52-520-56-00-5630	SMALL TOOLS & EQUIPMENT	7,867	1,109	2,500	2,500	2,500	2,500	2,500	2,500	2,500
52-520-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	225	259	1,200	1,200	1,200	1,200	1,200	1,200	1,200
52-520-56-00-5640	REPAIR & MAINTENANCE	12,777	1,301	30,000	30,000	30,000	30,000	30,000	30,000	30,000
52-520-56-00-5695	GASOLINE	29,725	21,374	35,785	35,785	26,750	28,623	30,627	32,771	35,065
52-520-60-00-6025	ROAD TO BETTER ROADS PROGRAM	-	251,677	200,000	200,000	200,000	200,000	200,000	200,000	200,000
52-520-60-00-6028	SANITARY SEWER LINING	-	98,029	200,000	200,000	200,000	200,000	200,000	200,000	200,000
52-520-60-00-6070	VEHICLES	-	379,986	-	-	-	-	-	-	-
52-520-60-00-6079	ROUTE 47 EXPANSION	66,773	78,828	59,015	59,015	59,015	59,015	59,015	59,015	59,015
52-520-75-00-7500	LENNAR - RAIN TREE SEWER RECAPTURE	-	62,922	32,891	32,891	33,872	34,888	35,939	28,204	-
<b>Debt Service - 2004B Bond</b>										
52-520-84-00-8000	PRINCIPAL PAYMENT	280,000	375,000	395,000	395,000	410,000	435,000	455,000	-	-
52-520-84-00-8050	INTEREST EXPENSE	88,750	78,950	65,825	65,825	52,000	35,600	18,200	-	-
<b>Debt Service - 2003A IRBB Debt Certificates</b>										
52-520-90-00-8000	PRINCIPAL PAYMENT	100,000	105,000	110,000	110,000	115,000	120,000	130,000	135,000	140,000
52-520-90-00-8050	INTEREST EXPENSE	62,048	57,648	52,870	52,870	47,755	42,293	36,233	29,668	22,850
<b>Debt Service - 2004A Debt Certificates</b>										
52-520-91-00-8000	PRINCIPAL PAYMENT	180,000	190,000	-	-	-	-	-	-	-
52-520-91-00-8050	INTEREST EXPENSE	13,050	6,840	-	-	-	-	-	-	-
<b>Debt Service - 2011 Refunding Bond</b>										
52-520-92-00-8000	PRINCIPAL PAYMENT	660,000	685,000	715,000	715,000	745,000	780,000	810,000	845,000	885,000
52-520-92-00-8050	INTEREST EXPENSE	477,220	448,972	419,654	419,654	389,052	357,166	323,782	289,114	252,948

		FY 2014	FY 2015			FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Account Number	Description	Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
Debt Service - IEPA Loan L17-115300										
52-520-96-00-8000	PRINCIPAL PAYMENT	90,952	93,355	95,821	95,821	98,353	100,952	103,619	52,832	-
52-520-96-00-8050	INTEREST EXPENSE	16,099	13,696	11,229	11,229	8,697	6,099	3,431	693	-
52-520-99-00-9951	TRANSFER TO WATER	82,988	83,588	76,275	76,275	75,075	73,875	77,675	73,875	75,125
	Expenses	2,503,777	3,491,786	2,941,087	2,931,940	2,961,775	2,992,979	3,021,381	2,503,400	2,447,018
	Surplus(Deficit)	(114,164)	(1,049,565)	(424,733)	(421,677)	(426,781)	(409,237)	(415,037)	129,948	217,636
	Fund Balance Equiv	2,879,170	1,829,603	1,368,893	1,407,926	981,145	571,908	156,871	286,819	504,455
		114.99%	52.40%	46.54%	48.02%	33.13%	19.11%	5.19%	11.46%	20.62%

### Land Cash Fund (72)

Land-Cash funds are dedicated by developers through the contribution ordinance to serve the immediate and future needs of park and recreation of residents in new subdivisions. Land for park development and cash spent on recreational facilities is often matched through grant funding to meet the community's recreation needs at a lower cost to the City.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Intergovernmental	31,286	40,144	400,000	-	400,000	-	400,000	-	-
Licenses & Permits	1,733	8,407	-	-	-	-	-	-	-
Investment Earnings	4	-	-	-	-	-	-	-	-
Land Cash Contributions	54,579	40,997	30,500	113,257	39,000	37,000	37,000	35,000	35,000
Reimbursements	-	83,311	-	-	50,000	-	-	-	-
Miscellaneous	-	14	-	-	-	-	-	-	-
Other Financing Sources	50,000	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>137,602</b>	<b>172,873</b>	<b>430,500</b>	<b>113,257</b>	<b>489,000</b>	<b>37,000</b>	<b>437,000</b>	<b>35,000</b>	<b>35,000</b>
<b>Expenditures</b>									
Contractual Services	1,733	8,407	-	-	-	-	-	-	-
Capital Outlay	69,304	235,021	580,832	45,512	453,855	330,832	72,734	-	-
<b>Total Expenditures</b>	<b>71,037</b>	<b>243,428</b>	<b>580,832</b>	<b>45,512</b>	<b>453,855</b>	<b>330,832</b>	<b>72,734</b>	<b>-</b>	<b>-</b>
 Surplus (Deficit)	 66,565	 (70,555)	 (150,332)	 67,745	 35,145	 (293,832)	 364,266	 35,000	 35,000
<b>Ending Fund Balance</b>	<b>187,984</b>	<b>117,430</b>	<b>(185,167)</b>	<b>185,175</b>	<b>220,320</b>	<b>(73,512)</b>	<b>290,754</b>	<b>325,754</b>	<b>360,754</b>



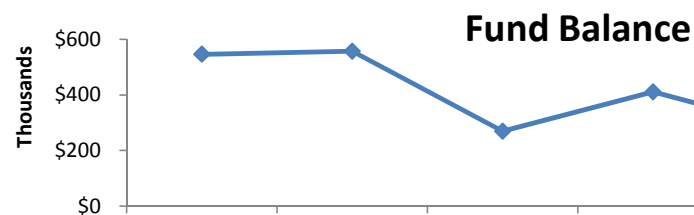


Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Land Cash - 72</u></b>										
72-000-41-00-4174	RTP GRANT - CLARK PARK	31,286	40,144	-	-	-	-	-	-	-
72-000-41-00-4175	OSLAD GRANT - RIVERFRONT PARK	-	-	400,000	-	400,000	-	-	-	-
72-000-41-00-4186	OSLAD GRANT - BRISTOL BAY	-	-	-	-	-	-	400,000	-	-
72-000-42-00-4216	BUILD PROGRAM PERMITS	1,733	8,407	-	-	-	-	-	-	-
72-000-45-00-4500	INVESTMENT EARNINGS	4	-	-	-	-	-	-	-	-
72-000-46-00-4655	REIMB - GRANDE RESERVE PARK	-	83,311	-	-	50,000	-	-	-	-
72-000-47-00-4701	WHITE OAK	-	1,406	-	-	-	-	-	-	-
72-000-47-00-4703	AUTUMN CREEK	42,367	30,320	30,000	30,000	30,000	30,000	30,000	30,000	30,000
72-000-47-00-4704	BLACKBERRY WOODS	2,841	7,386	500	7,386	5,000	5,000	5,000	5,000	5,000
72-000-47-00-4708	COUNTRY HILLS	-	-	-	3,076	2,000	-	-	-	-
72-000-47-00-4711	FOX HIGHLANDS DETENTION	-	-	-	1,406	-	-	-	-	-
72-000-47-00-4713	PRESTWICK	-	-	-	67,600	-	-	-	-	-
72-000-47-00-4736	BRIARWOOD	9,371	1,885	-	3,789	2,000	2,000	2,000	-	-
72-000-48-00-4850	MISCELLANEOUS INCOME	-	14	-	-	-	-	-	-	-
72-000-49-00-4925	TRANSFER FROM VEHICLE & EQUIPMENT	50,000	-	-	-	-	-	-	-	-
	<b>Revenue</b>	<b>137,602</b>	<b>172,873</b>	<b>430,500</b>	<b>113,257</b>	<b>489,000</b>	<b>37,000</b>	<b>437,000</b>	<b>35,000</b>	<b>35,000</b>
72-720-54-00-5405	BUILD PROGRAM	1,733	8,407	-	-	-	-	-	-	-
72-720-60-00-6028	CANNONBALL PARK	16,897	-	-	-	-	-	-	-	-
72-720-60-00-6032	MOSER HOLDING COSTS	12,000	-	13,000	13,000	13,000	13,000	-	-	-
72-720-60-00-6043	BRISTOL BAY REGIONAL PARK	3,406	32,434	292,832	2,000	-	292,832	72,734	-	-
72-720-60-00-6044	CLARK PARK	31,613	20,661	-	-	-	-	-	-	-
72-720-60-00-6045	RIVERFRONT PARK	4,650	29,495	200,000	5,362	365,855	-	-	-	-
72-720-60-00-6046	GRANDE RESERVE PARK A	-	380	50,000	25,000	75,000	-	-	-	-
72-720-60-00-6047	GRANDE RESERVE PARK B	738	146,021	-	150	-	-	-	-	-
72-720-60-00-6067	BLACKBERRY CREEK NATURE PRESERVE	-	6,030	25,000	-	-	25,000	-	-	-
	<b>Expenditures</b>	<b>71,037</b>	<b>243,428</b>	<b>580,832</b>	<b>45,512</b>	<b>453,855</b>	<b>330,832</b>	<b>72,734</b>	<b>-</b>	<b>-</b>
	<b>Surplus(Deficit)</b>	<b>66,565</b>	<b>(70,555)</b>	<b>(150,332)</b>	<b>67,745</b>	<b>35,145</b>	<b>(293,832)</b>	<b>364,266</b>	<b>35,000</b>	<b>35,000</b>
	<b>Fund Balance</b>	<b>187,984</b>	<b>117,430</b>	<b>(185,167)</b>	<b>185,175</b>	<b>220,320</b>	<b>(73,512)</b>	<b>290,754</b>	<b>325,754</b>	<b>360,754</b>

### Parks and Recreation Fund (79)

This fund accounts for the daily operations of the Parks and Recreation Department. Programs, classes, special events and maintenance of City wide park land and public facilities make up the day to day operations. Programs and classes consist of a wide variety of options serving children through senior citizens. Special events range from Music Under the Stars to Home Town Days. City wide maintenance consists of over two hundred acres at more than fifty sites including buildings, boulevards, parks, utility locations and natural areas.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Charges for Service	299,478	352,714	325,000	351,000	355,000	355,000	355,000	355,000	355,000
Investment Earnings	382	698	400	375	350	350	350	350	350
Reimbursements	35,728	7,502	-	-	-	-	-	-	-
Miscellaneous	188,824	177,755	181,000	191,000	181,000	181,000	181,000	181,000	181,000
Other Financing Sources	1,765,504	1,277,606	1,076,831	1,076,831	1,100,282	1,294,372	1,346,386	1,400,522	1,457,589
<b>Total Revenue</b>	<b>2,289,916</b>	<b>1,816,275</b>	<b>1,583,231</b>	<b>1,619,206</b>	<b>1,636,632</b>	<b>1,830,722</b>	<b>1,882,736</b>	<b>1,936,872</b>	<b>1,993,939</b>
<b>Expenditures</b>									
Salaries	708,142	775,138	863,462	863,462	816,544	839,601	860,416	881,852	903,926
Benefits	312,171	338,380	382,912	342,752	368,857	391,112	417,872	446,616	477,411
Contractual Services	217,004	374,840	234,780	239,780	260,710	261,982	263,330	264,759	266,274
Supplies	337,444	316,864	314,486	319,486	334,666	331,513	333,484	335,588	337,833
Other Financing Uses	489,043	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>2,063,804</b>	<b>1,805,222</b>	<b>1,795,640</b>	<b>1,765,480</b>	<b>1,780,777</b>	<b>1,824,208</b>	<b>1,875,102</b>	<b>1,928,815</b>	<b>1,985,444</b>
Surplus (Deficit)	226,112	11,053	(212,409)	(146,274)	(144,145)	6,514	7,634	8,057	8,495
<b>Ending Fund Balance</b>	<b>546,485</b>	<b>557,536</b>	<b>269,391</b>	<b>411,262</b>	<b>267,117</b>	<b>273,631</b>	<b>281,265</b>	<b>289,322</b>	<b>297,817</b>
	26.48%	30.88%	15.00%	23.29%	15.00%	15.00%	15.00%	15.00%	15.00%



		FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Account Number	Description	Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
<b><u>Parks and Recreation - 79</u></b>										
79-000-44-00-4402	SPECIAL EVENTS	47,745	72,025	60,000	80,000	80,000	80,000	80,000	80,000	80,000
79-000-44-00-4403	CHILD DEVELOPMENT	81,114	103,683	90,000	100,000	100,000	100,000	100,000	100,000	100,000
79-000-44-00-4404	ATHLETICS & FITNESS	139,158	147,481	145,000	145,000	145,000	145,000	145,000	145,000	145,000
79-000-44-00-4441	CONCESSION REVENUE	31,461	29,525	30,000	26,000	30,000	30,000	30,000	30,000	30,000
79-000-45-00-4500	INVESTMENT EARNINGS	382	698	400	375	350	350	350	350	350
79-000-46-00-4690	REIMB - MISCELLANEOUS	35,728	7,502	-	-	-	-	-	-	-
79-000-48-00-4820	RENTAL INCOME	52,859	44,860	40,000	50,000	50,000	50,000	50,000	50,000	50,000
79-000-48-00-4825	PARK RENTALS	34,559	28,928	25,000	20,000	5,000	5,000	5,000	5,000	5,000
79-000-48-00-4843	HOMETOWN DAYS	90,597	88,475	108,000	108,000	108,000	108,000	108,000	108,000	108,000
79-000-48-00-4846	SPONSORSHIPS & DONATIONS	4,582	9,317	5,000	10,000	15,000	15,000	15,000	15,000	15,000
79-000-48-00-4850	MISCELLANEOUS INCOME	6,227	6,175	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-000-49-00-4901	TRANSFER FROM GENERAL	1,765,504	1,277,606	1,076,831	1,076,831	1,100,282	1,294,372	1,346,386	1,400,522	1,457,589
	Revenue	2,289,916	1,816,275	1,583,231	1,619,206	1,636,632	1,830,722	1,882,736	1,936,872	1,993,939
<b>Parks Department</b>										
79-790-50-00-5010	SALARIES & WAGES	410,777	448,491	477,325	477,325	405,322	419,245	431,822	444,777	458,120
79-790-50-00-5015	PART-TIME SALARIES	17,207	32,644	30,000	30,000	40,178	39,996	39,826	39,650	39,466
79-790-50-00-5020	OVERTIME	514	932	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-790-52-00-5212	RETIREMENT PLAN CONTRIBUTION	46,293	51,195	53,437	53,437	44,098	46,955	50,307	53,907	57,723
79-790-52-00-5214	FICA CONTRIBUTION	31,909	36,172	38,169	38,169	33,797	34,958	36,007	37,087	38,200
79-790-52-00-5216	GROUP HEALTH INSURANCE	109,505	109,775	131,148	102,000	123,261	133,122	143,772	155,274	167,696
79-790-52-00-5222	GROUP LIFE INSURANCE	878	942	951	790	806	814	822	830	838
79-790-52-00-5223	DENTAL INSURANCE	6,873	8,959	9,706	7,519	8,549	8,976	9,425	9,896	10,391
79-790-52-00-5224	VISION INSURANCE	957	940	1,002	947	1,053	1,085	1,118	1,152	1,187
79-790-54-00-5412	TRAINING & CONFERENCES	1,663	3,045	10,000	10,000	7,000	7,000	7,000	7,000	7,000
79-790-54-00-5415	TRAVEL & LODGING	114	453	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-790-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	-	109,650	-	-	-	-	-	-	-
79-790-54-00-5440	TELECOMMUNICATIONS	3,913	3,776	4,780	4,780	3,510	3,510	3,510	3,510	3,510
79-790-54-00-5462	PROFESSIONAL SERVICES	1,786	4,229	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-790-54-00-5466	LEGAL SERVICES	5,216	12,084	6,000	6,000	6,000	6,000	6,000	6,000	6,000
79-790-54-00-5485	RENTAL & LEASE PURCHASE	2,600	1,192	2,500	2,500	2,500	2,500	2,500	2,500	2,500
79-790-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	37,059	41,995	32,500	32,500	47,500	47,500	47,500	47,500	47,500
79-790-56-00-5600	WEARING APPAREL	4,806	4,643	4,935	4,935	5,182	5,441	5,713	5,999	6,299
79-790-56-00-5610	OFFICE SUPPLIES	71	85	300	300	300	300	300	300	300
79-790-56-00-5620	OPERATING SUPPLIES	32,327	18,295	22,500	22,500	22,500	22,500	22,500	22,500	22,500

Account Number	Description	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
		Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
79-790-56-00-5630	SMALL TOOLS & EQUIPMENT	4,288	9,081	2,250	2,250	4,500	4,500	4,500	4,500	4,500
79-790-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	-	2,000	500	500	500	500	500	500	500
79-790-56-00-5640	REPAIR & MAINTENANCE	79,678	60,514	50,500	50,500	56,000	56,000	56,000	56,000	56,000
79-790-56-00-5695	GASOLINE	20,202	17,283	24,501	24,501	21,400	22,898	24,501	26,216	28,051
		<b>818,636</b>	<b>978,375</b>	<b>912,004</b>	<b>880,453</b>	<b>842,956</b>	<b>872,800</b>	<b>902,623</b>	<b>934,098</b>	<b>967,281</b>
<b>Recreation Department</b>										
79-795-50-00-5010	SALARIES & WAGES	225,784	240,199	263,137	263,137	280,333	289,962	298,661	307,621	316,850
79-795-50-00-5015	PART-TIME SALARIES	13,524	11,439	25,000	25,000	22,711	22,398	22,107	21,804	21,490
79-795-50-00-5045	CONCESSION WAGES	10,707	8,625	15,000	15,000	15,000	15,000	15,000	15,000	15,000
79-795-50-00-5046	PRE-SCHOOL WAGES	13,691	24,223	25,000	25,000	25,000	25,000	25,000	25,000	25,000
79-795-50-00-5052	INSTRUCTORS WAGES	15,938	8,585	25,000	25,000	25,000	25,000	25,000	25,000	25,000
79-795-52-00-5212	RETIREMENT PLAN CONTRIBUTION	28,294	28,192	32,089	32,089	32,976	32,476	34,794	37,284	39,923
79-795-52-00-5214	FICA CONTRIBUTION	20,639	21,830	26,362	26,362	28,068	29,032	29,903	30,800	31,724
79-795-52-00-5216	GROUP HEALTH INSURANCE	62,448	74,560	83,769	74,739	89,083	96,210	103,907	112,220	121,198
79-795-52-00-5222	GROUP LIFE INSURANCE	524	551	588	627	628	634	640	646	652
79-795-52-00-5223	DENTAL INSURANCE	3,360	4,731	5,139	5,382	5,792	6,082	6,386	6,705	7,040
79-795-52-00-5224	VISION INSURANCE	491	533	552	691	746	768	791	815	839
79-795-54-00-5412	TRAINING & CONFERENCES	1,191	3,543	5,000	5,000	5,000	5,000	5,000	5,000	5,000
79-795-54-00-5415	TRAVEL & LODGING	114	217	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-795-54-00-5426	PUBLISHING & ADVERTISING	28,259	42,314	40,000	40,000	45,000	45,000	45,000	45,000	45,000
79-795-54-00-5440	TELECOMMUNICATIONS	6,573	6,603	7,000	7,000	8,000	8,000	8,000	8,000	8,000
79-795-54-00-5447	SCHOLARSHIPS	585	420	2,500	2,500	2,500	2,500	2,500	2,500	2,500
79-795-54-00-5452	POSTAGE & SHIPPING	1,694	2,964	3,500	3,500	3,500	3,500	3,500	3,500	3,500
79-795-54-00-5460	DUES & SUBSCRIPTIONS	1,688	1,917	2,500	2,500	2,500	2,500	2,500	2,500	2,500
79-795-54-00-5462	PROFESSIONAL SERVICES	75,999	81,047	75,000	80,000	80,000	80,000	80,000	80,000	80,000
79-795-54-00-5480	UTILITIES	12,224	15,413	20,000	20,000	21,200	22,472	23,820	25,249	26,764
79-795-54-00-5485	RENTAL & LEASE PURCHASE	4,035	3,602	4,500	4,500	4,500	4,500	4,500	4,500	4,500
79-795-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	23,816	8,580	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-795-54-00-5496	PROGRAM REFUNDS	8,475	9,819	7,000	7,000	10,000	10,000	10,000	10,000	10,000
79-795-54-00-5497	PROPERTY TAX PAYMENT	-	21,977	-	-	-	-	-	-	-
79-795-56-00-5602	HOMETOWN DAYS SUPPLIES	91,422	85,480	100,000	100,000	100,000	100,000	100,000	100,000	100,000
79-795-56-00-5606	PROGRAM SUPPLIES	62,594	89,074	75,000	80,000	86,000	86,000	86,000	86,000	86,000
79-795-56-00-5607	CONCESSION SUPPLIES	16,472	15,812	18,000	18,000	18,000	18,000	18,000	18,000	18,000
79-795-56-00-5610	OFFICE SUPPLIES	1,993	3,406	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-795-56-00-5620	OPERATING SUPPLIES	21,325	8,086	7,500	7,500	12,500	7,500	7,500	7,500	7,500
79-795-56-00-5630	SMALL TOOLS & EQUIPMENT	-	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000
79-795-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	-	-	500	500	500	500	500	500	500

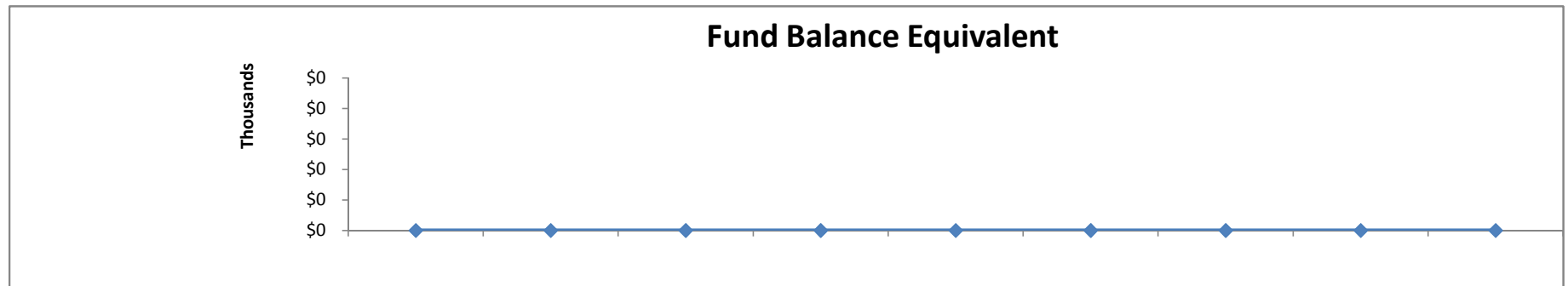
Account Number	Description	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
		Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
79-795-56-00-5640	REPAIR & MAINTENANCE	1,527	2,101	2,000	2,000	2,000	2,000	2,000	2,000	2,000
79-795-56-00-5695	GASOLINE	739	1,004	2,000	2,000	1,284	1,374	1,470	1,573	1,683
79-795-99-00-9980	TRANSFER TO RECREATION CENTER	489,043	-	-	-	-	-	-	-	-
		<b>1,245,168</b>	<b>826,847</b>	<b>883,636</b>	<b>885,027</b>	<b>937,821</b>	<b>951,408</b>	<b>972,479</b>	<b>994,717</b>	<b>1,018,163</b>
	<b>Expenditures</b>	<b>2,063,804</b>	<b>1,805,222</b>	<b>1,795,640</b>	<b>1,765,480</b>	<b>1,780,777</b>	<b>1,824,208</b>	<b>1,875,102</b>	<b>1,928,815</b>	<b>1,985,444</b>
	<b>Surplus(Deficit)</b>	<b>226,112</b>	<b>11,053</b>	<b>(212,409)</b>	<b>(146,274)</b>	<b>(144,145)</b>	<b>6,514</b>	<b>7,634</b>	<b>8,057</b>	<b>8,495</b>
	<b>Fund Balance</b>	<b>546,485</b>	<b>557,536</b>	<b>269,391</b>	<b>411,262</b>	<b>267,117</b>	<b>273,631</b>	<b>281,265</b>	<b>289,322</b>	<b>297,817</b>
		26.48%	30.88%	15.00%	23.29%	15.00%	15.00%	15.00%	15.00%	15.00%



### Recreation Center Fund (80)

The REC Center is a 38,000 square foot, full-service fitness and recreation facility leased by the City and operated by the Parks and Recreation Department. This fund was closed out in fiscal year 2014.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Charges for Service	44,891	-	-	-	-	-	-	-	-
Miscellaneous	572	-	-	-	-	-	-	-	-
Other Financing Sources	489,043	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>534,506</b>	-	-	-	-	-	-	-	-
<b>Expenses</b>									
Salaries	19,795	-	-	-	-	-	-	-	-
Benefits	2,148	-	-	-	-	-	-	-	-
Contractual Services	208,635	-	-	-	-	-	-	-	-
Supplies	3,508	-	-	-	-	-	-	-	-
<b>Total Expenses</b>	<b>234,086</b>	-	-	-	-	-	-	-	-
Surplus (Deficit)	300,420	-	-	-	-	-	-	-	-
<b>Ending Fund Balance Equivalent</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

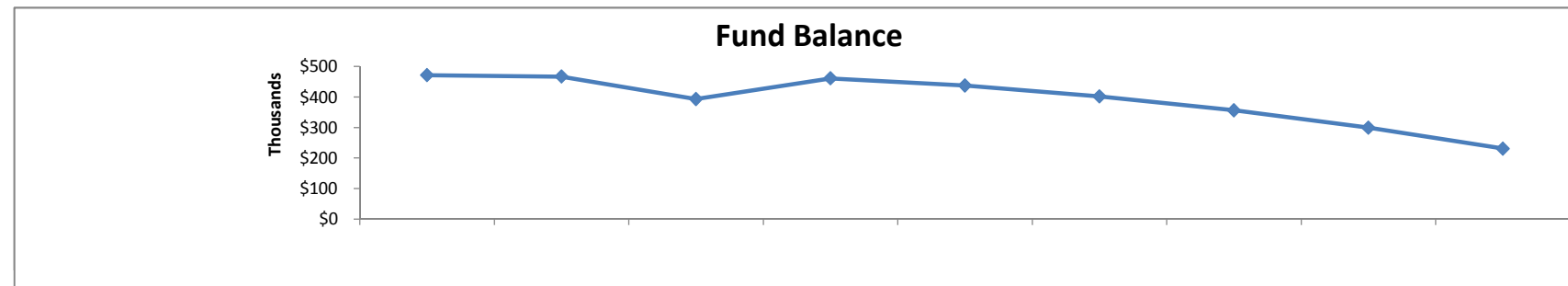


Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Recreation Center</u></b>										
80-000-44-00-4439	PROGRAM FEES	3,409	-	-	-	-	-	-	-	-
80-000-44-00-4441	CONCESSION REVENUE	492	-	-	-	-	-	-	-	-
80-000-44-00-4444	MEMBERSHIP FEES	37,189	-	-	-	-	-	-	-	-
80-000-44-00-4445	GUEST FEES	1,136	-	-	-	-	-	-	-	-
80-000-44-00-4446	SWIM CLASS FEES	2,275	-	-	-	-	-	-	-	-
80-000-44-00-4447	PERSONAL TRAINING FEES	360	-	-	-	-	-	-	-	-
80-000-44-00-4448	TANNING SESSION FEES	30	-	-	-	-	-	-	-	-
80-000-48-00-4820	RENTAL INCOME	444	-	-	-	-	-	-	-	-
80-000-48-00-4846	SCHOLARSHIPS & DONATIONS	28	-	-	-	-	-	-	-	-
80-000-48-00-4850	MISCELLANEOUS INCOME	100	-	-	-	-	-	-	-	-
80-000-49-00-4979	TRANSFER FROM PARKS & REC	489,043	-	-	-	-	-	-	-	-
	<b>Revenue</b>	<b>534,506</b>	-	-	-	-	-	-	-	-
80-800-50-00-5015	PART-TIME SALARIES	13,006	-	-	-	-	-	-	-	-
80-800-50-00-5052	INSTRUCTORS WAGES	6,789	-	-	-	-	-	-	-	-
80-800-52-00-5212	RETIREMENT PLAN CONTRIBUTION	624	-	-	-	-	-	-	-	-
80-800-52-00-5214	FICA CONTRIBUTION	1,524	-	-	-	-	-	-	-	-
80-800-54-00-5440	TELECOMMUNICATIONS	691	-	-	-	-	-	-	-	-
80-800-54-00-5462	PROFESSIONAL SERVICES	1,726	-	-	-	-	-	-	-	-
80-800-54-00-5480	UTILITIES	3,523	-	-	-	-	-	-	-	-
80-800-54-00-5485	RENTAL & LEASE PURCHASE	138,274	-	-	-	-	-	-	-	-
80-800-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	4,402	-	-	-	-	-	-	-	-
80-800-54-00-5496	PROGRAM REFUNDS	4,129	-	-	-	-	-	-	-	-
80-800-54-00-5497	PROPERTY TAX PAYMENT	55,890	-	-	-	-	-	-	-	-
80-800-56-00-5606	PROGRAM SUPPLIES	520	-	-	-	-	-	-	-	-
80-800-56-00-5620	OPERATING SUPPLIES	1,123	-	-	-	-	-	-	-	-
80-800-56-00-5640	REPAIR & MAINTENANCE	1,865	-	-	-	-	-	-	-	-
	<b>Expenses</b>	<b>234,086</b>	-	-	-	-	-	-	-	-
	<b>Surplus(Deficit)</b>	<b>300,420</b>	-	-	-	-	-	-	-	-
	<b>Fund Balance Equiv</b>	-	-	-	-	-	-	-	-	-
	0.00%									

### Library Operations Fund (82)

The Yorkville Public Library provides the people of the community, from pre-school through maturity, with access to a collection of books and other materials which will serve their educational, cultural and recreational needs. The Library board and staff strive to provide the community an environment that promotes the love of reading.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Taxes	642,838	626,950	635,000	622,529	644,719	657,613	670,765	684,180	697,864
Intergovernmental	22,914	26,934	22,450	22,450	22,450	22,450	22,450	22,450	22,450
Fines & Forfeits	9,680	8,356	9,300	9,300	9,300	9,300	9,300	9,300	9,300
Charges for Service	10,707	10,841	11,500	11,500	11,500	11,500	11,500	11,500	11,500
Investment Earnings	1,313	1,279	1,500	350	350	350	350	350	350
Reimbursements	-	13,174	-	-	-	-	-	-	-
Miscellaneous	7,992	6,762	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Other Financing Sources	45,948	25,189	34,168	31,668	36,068	37,582	39,717	41,980	44,379
<b>Total Revenue</b>	<b>741,392</b>	<b>719,485</b>	<b>721,418</b>	<b>705,297</b>	<b>731,887</b>	<b>746,295</b>	<b>761,582</b>	<b>777,260</b>	<b>793,343</b>
<b>Expenditures</b>									
Salaries	414,525	400,069	397,860	397,860	419,134	433,532	446,538	459,935	473,733
Benefits	170,118	157,525	171,013	162,874	180,102	191,306	202,622	214,703	227,607
Contractual Services	94,739	145,651	128,249	128,249	129,171	130,148	131,183	132,281	133,444
Supplies	15,885	17,144	19,000	19,000	24,000	24,000	24,000	24,000	24,000
Other Financing Uses	21,185	3,487	-	3,215	3,000	3,000	3,000	3,000	3,000
<b>Total Expenditures</b>	<b>716,452</b>	<b>723,876</b>	<b>716,122</b>	<b>711,198</b>	<b>755,407</b>	<b>781,986</b>	<b>807,343</b>	<b>833,919</b>	<b>861,784</b>
Surplus (Deficit)	24,940	(4,391)	5,296	(5,901)	(23,520)	(35,691)	(45,761)	(56,659)	(68,441)
<b>Ending Fund Balance</b>	<b>471,076</b>	<b>466,683</b>	<b>392,989</b>	<b>460,782</b>	<b>437,262</b>	<b>401,571</b>	<b>355,810</b>	<b>299,151</b>	<b>230,710</b>
	65.75%	64.47%	54.88%	64.79%	57.88%	51.35%	44.07%	35.87%	26.77%



		FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Account Number	Description	Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
<u>Library Operations</u>										
82-000-40-00-4000	PROPERTY TAXES	642,838	626,950	635,000	622,529	644,719	657,613	670,765	684,180	697,864
82-000-41-00-4120	PERSONAL PROPERTY TAX	5,525	5,783	5,250	5,250	5,250	5,250	5,250	5,250	5,250
82-000-41-00-4170	STATE GRANTS	17,389	21,151	17,200	17,200	17,200	17,200	17,200	17,200	17,200
82-000-43-00-4330	LIBRARY FINES	9,680	8,356	9,300	9,300	9,300	9,300	9,300	9,300	9,300
82-000-44-00-4401	LIBRARY SUBSCRIPTION CARDS	7,194	6,647	7,500	7,500	7,500	7,500	7,500	7,500	7,500
82-000-44-00-4422	COPY FEES	2,628	3,095	3,000	3,000	3,000	3,000	3,000	3,000	3,000
82-000-44-00-4439	PROGRAM FEES	885	1,099	1,000	1,000	1,000	1,000	1,000	1,000	1,000
82-000-45-00-4500	INVESTMENT EARNINGS	1,313	816	1,500	350	350	350	350	350	350
82-000-45-00-4550	GAIN ON INVESTMENT	-	463	-	-	-	-	-	-	-
82-000-46-00-4690	REIMB - MISCELLANEOUS	-	13,174	-	-	-	-	-	-	-
82-000-48-00-4820	RENTAL INCOME	2,098	1,851	2,000	2,000	2,000	2,000	2,000	2,000	2,000
82-000-48-00-4824	DVD RENTAL INCOME	4,550	3,923	5,000	5,000	5,000	5,000	5,000	5,000	5,000
82-000-48-00-4850	MISCELLANEOUS INCOME	1,344	988	500	500	500	500	500	500	500
82-000-49-00-4901	TRANSFER FROM GENERAL	45,948	25,189	34,168	31,668	36,068	37,582	39,717	41,980	44,379
	Revenue	741,392	719,485	721,418	705,297	731,887	746,295	761,582	777,260	793,343
82-820-50-00-5010	SALARIES & WAGES	245,323	210,198	202,860	202,860	217,309	224,774	231,517	238,463	245,617
82-820-50-00-5015	PART-TIME SALARIES	169,202	189,871	195,000	195,000	201,825	208,758	215,021	221,472	228,116
82-820-52-00-5212	RETIREMENT PLAN CONTRIBUTION	27,138	23,897	22,569	22,569	23,470	25,175	25,930	26,708	27,509
82-820-52-00-5214	FICA CONTRIBUTION	30,993	29,991	29,849	29,849	31,448	32,528	33,504	34,509	35,544
82-820-52-00-5216	GROUP HEALTH INSURANCE	81,269	72,838	78,823	72,557	82,713	89,330	96,476	104,194	112,530
82-820-52-00-5222	GROUP LIFE INSURANCE	525	427	418	443	447	451	456	461	466
82-820-52-00-5223	DENTAL INSURANCE	5,092	4,728	4,690	5,137	5,286	5,550	5,828	6,119	6,425
82-820-52-00-5224	VISION INSURANCE	643	455	496	651	670	690	711	732	754
82-820-52-00-5230	UNEMPLOYMENT INSURANCE	681	-	2,500	-	2,500	2,000	2,000	2,000	2,000
82-820-52-00-5231	LIABILITY INSURANCE	23,777	25,189	31,668	31,668	33,568	35,582	37,717	39,980	42,379
82-820-54-00-5412	TRAINING & CONFERENCES	232	133	500	500	500	500	500	500	500
82-820-54-00-5415	TRAVEL & LODGING	541	514	600	600	600	600	600	600	600
82-820-54-00-5426	PUBLISHING & ADVERTISING	46	47	100	100	100	100	100	100	100
82-820-54-00-5440	TELECOMMUNICATIONS	11,941	11,468	11,000	11,000	6,000	6,000	6,000	6,000	6,000
82-820-54-00-5452	POSTAGE & SHIPPING	509	455	500	500	500	500	500	500	500
82-820-54-00-5460	DUES & SUBSCRIPTIONS	8,515	9,934	12,000	12,000	12,000	12,000	12,000	12,000	12,000
82-820-54-00-5462	PROFESSIONAL SERVICES	35,891	28,610	29,000	29,000	29,000	29,000	29,000	29,000	29,000
82-820-54-00-5466	LEGAL SERVICES	-	975	2,000	2,000	2,000	2,000	2,000	2,000	2,000
82-820-54-00-5468	AUTOMATION	14,283	24,923	35,000	35,000	35,000	35,000	35,000	35,000	35,000

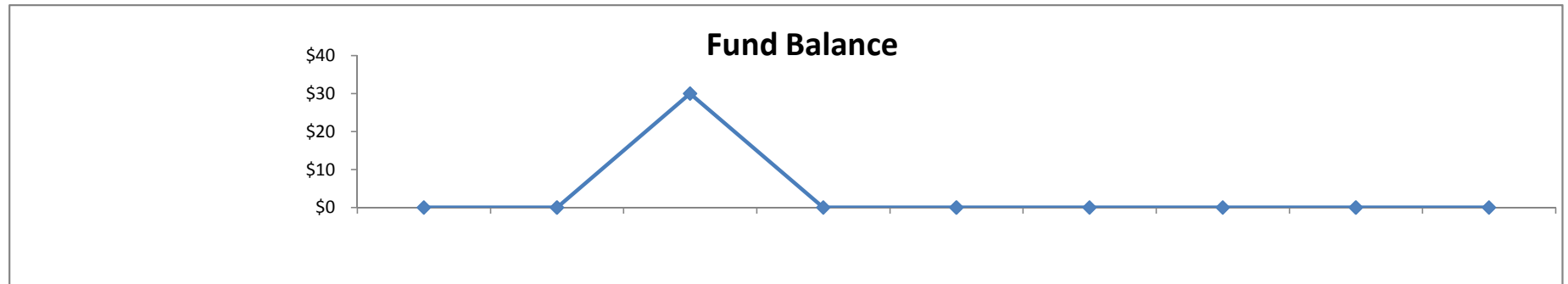
Account Number	Description	FY 2014	FY 2015	FY 2016	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
		Actual	Actual	Budget	Projected	Proposed	Projected	Projected	Projected	Projected
82-820-54-00-5480	UTILITIES	17,260	11,518	15,359	15,359	16,281	17,258	18,293	19,391	20,554
82-820-54-00-5489	LOSS ON INVESTMENT	-	9,300	-	-	-	-	-	-	-
82-820-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	4,959	46,085	20,000	20,000	25,000	25,000	25,000	25,000	25,000
82-820-54-00-5498	PAYING AGENT FEES	562	1,689	2,190	2,190	2,190	2,190	2,190	2,190	2,190
82-820-56-00-5610	OFFICE SUPPLIES	5,807	5,257	8,000	8,000	8,000	8,000	8,000	8,000	8,000
82-820-56-00-5620	OPERATING SUPPLIES	6,772	9,338	8,000	8,000	8,000	8,000	8,000	8,000	8,000
82-820-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	-	-	-	-	-	-	-	-	-
82-820-56-00-5671	LIBRARY PROGRAMMING	731	1,209	1,000	1,000	1,000	1,000	1,000	1,000	1,000
82-820-56-00-5676	EMPLOYEE RECOGNITION	-	-	-	-	-	-	-	-	-
82-820-56-00-5686	BOOKS	-	-	-	-	5,000	5,000	5,000	5,000	5,000
82-820-56-00-5684	COMPACT DISCS & OTHER MUSIC	-	-	-	-	-	-	-	-	-
82-820-56-00-5685	DVD'S	2,575	1,340	2,000	2,000	2,000	2,000	2,000	2,000	2,000
82-820-99-00-9983	TRANSFER TO LIBRARY DEBT SERVICE	21,185	3,487	-	3,215	3,000	3,000	3,000	3,000	3,000
	<b>Expenditures</b>	<b>716,452</b>	<b>723,876</b>	<b>716,122</b>	<b>711,198</b>	<b>755,407</b>	<b>781,986</b>	<b>807,343</b>	<b>833,919</b>	<b>861,784</b>
	<b>Surplus(Deficit)</b>	<b>24,940</b>	<b>(4,391)</b>	<b>5,296</b>	<b>(5,901)</b>	<b>(23,520)</b>	<b>(35,691)</b>	<b>(45,761)</b>	<b>(56,659)</b>	<b>(68,441)</b>
	<b>Fund Balance</b>	<b>471,076</b>	<b>466,683</b>	<b>392,989</b>	<b>460,782</b>	<b>437,262</b>	<b>401,571</b>	<b>355,810</b>	<b>299,151</b>	<b>230,710</b>
		65.75%	64.47%	54.88%	64.79%	57.88%	51.35%	44.07%	35.87%	26.77%



### Library Debt Service Fund (83)

The Library Debt Service Fund accumulates monies for payment of the 2006 and 2013 refinancing bonds, which were issued to finance construction of the Library building.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Taxes	746,464	727,762	749,846	746,621	749,771	757,396	789,101	794,013	824,088
Investment Earnings	71	72	30	10	-	-	-	-	-
Other Financing Sources	21,185	3,487	-	3,215	3,000	3,000	3,000	3,000	3,000
<b>Total Revenue</b>	<b>767,720</b>	<b>731,321</b>	<b>749,876</b>	<b>749,846</b>	<b>752,771</b>	<b>760,396</b>	<b>792,101</b>	<b>797,013</b>	<b>827,088</b>
<b>Expenditures</b>									
Debt Service	767,720	731,321	749,846	749,846	752,771	760,396	792,101	797,013	827,088
<b>Total Expenditures</b>	<b>767,720</b>	<b>731,321</b>	<b>749,846</b>	<b>749,846</b>	<b>752,771</b>	<b>760,396</b>	<b>792,101</b>	<b>797,013</b>	<b>827,088</b>
Surplus (Deficit)	-	-	30	-	-	-	-	-	-
<b>Ending Fund Balance</b>	<b>-</b>	<b>-</b>	<b>30</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

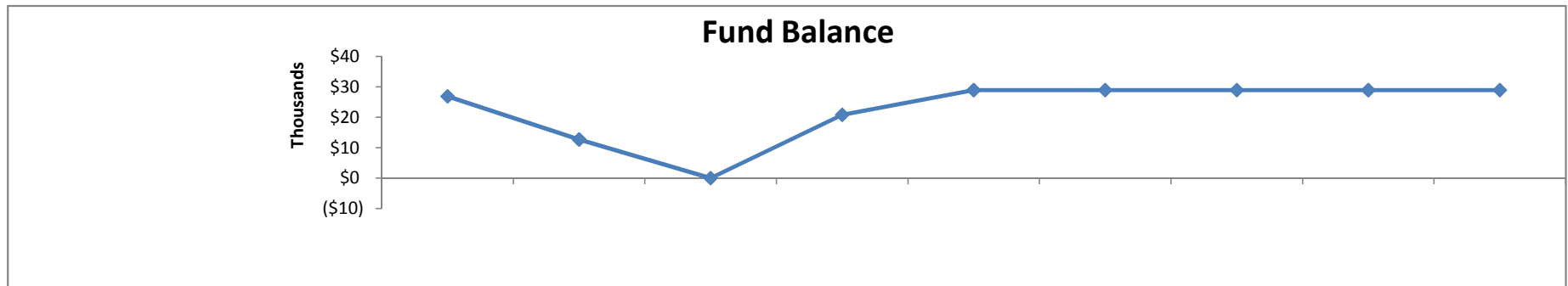


Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Library Debt Service</u></b>										
83-000-40-00-4000	PROPERTY TAXES	746,464	727,762	749,846	746,621	749,771	757,396	789,101	794,013	824,088
83-000-45-00-4500	INVESTMENT EARNINGS	71	72	30	10	-	-	-	-	-
83-000-49-00-4982	TRANSFER FROM LIBRARY OPS	21,185	3,487	-	3,215	3,000	3,000	3,000	3,000	3,000
	<b>Revenue</b>	<b>767,720</b>	<b>731,321</b>	<b>749,876</b>	<b>749,846</b>	<b>752,771</b>	<b>760,396</b>	<b>792,101</b>	<b>797,013</b>	<b>827,088</b>
<b>Debt Service - 2005B Bond</b>										
83-830-83-00-8000	PRINCIPAL PAYMENT	335,000	-	-	-	-	-	-	-	-
83-830-83-00-8050	INTEREST PAYMENT	13,400	-	-	-	-	-	-	-	-
<b>Debt Service - 2006 Bond</b>										
83-830-84-00-8000	PRINCIPAL PAYMENT	100,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	75,000
83-830-84-00-8050	INTEREST PAYMENT	39,238	34,488	32,113	32,113	29,738	27,363	24,988	22,613	20,238
<b>Debt Service - 2013 Refunding Bond</b>										
83-830-99-00-8000	PRINCIPAL PAYMENT	155,000	455,000	485,000	485,000	500,000	520,000	565,000	585,000	610,000
83-830-99-00-8050	INTEREST PAYMENT	125,082	191,833	182,733	182,733	173,033	163,033	152,113	139,400	121,850
	<b>Expenditures</b>	<b>767,720</b>	<b>731,321</b>	<b>749,846</b>	<b>749,846</b>	<b>752,771</b>	<b>760,396</b>	<b>792,101</b>	<b>797,013</b>	<b>827,088</b>
	<b>Surplus(Deficit)</b>	<b>-</b>	<b>-</b>	<b>30</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Fund Balance</b>	<b>-</b>	<b>-</b>	<b>30</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

### Library Capital Fund (84)

The Library Capital Fund derives its revenue from monies collected from building permits. The revenue is used for Library building maintenance and associated capital, contractual and supply purchases.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Licenses & Permits	53,650	25,325	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Investment Earnings	16	11	20	10	10	10	10	10	10
Miscellaneous	-	13	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>53,666</b>	<b>25,349</b>	<b>20,020</b>	<b>20,010</b>	<b>20,010</b>	<b>20,010</b>	<b>20,010</b>	<b>20,010</b>	<b>20,010</b>
<b>Expenditures</b>									
Contractual Services	3,000	3,093	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Supplies	39,484	36,412	8,395	8,395	8,395	16,500	16,510	16,510	16,510
<b>Total Expenditures</b>	<b>42,484</b>	<b>39,505</b>	<b>11,895</b>	<b>11,895</b>	<b>11,895</b>	<b>20,000</b>	<b>20,010</b>	<b>20,010</b>	<b>20,010</b>
Surplus (Deficit)	11,182	(14,156)	8,125	8,115	8,115	10	-	-	-
<b>Ending Fund Balance</b>	<b>26,870</b>	<b>12,714</b>	<b>(10)</b>	<b>20,829</b>	<b>28,944</b>	<b>28,954</b>	<b>28,954</b>	<b>28,954</b>	<b>28,954</b>

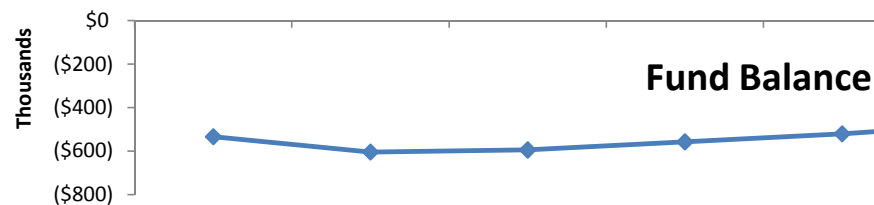


Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Library Capital</u></b>										
84-000-42-00-4214	DEVELOPMENT FEES	53,650	25,325	20,000	20,000	20,000	20,000	20,000	20,000	20,000
84-000-45-00-4500	INVESTMENT EARNINGS	16	11	20	10	10	10	10	10	10
84-000-48-00-4850	MISCELLANEOUS INCOME	-	13	-	-	-	-	-	-	-
	<b>Revenue</b>	<b>53,666</b>	<b>25,349</b>	<b>20,020</b>	<b>20,010</b>	<b>20,010</b>	<b>20,010</b>	<b>20,010</b>	<b>20,010</b>	<b>20,010</b>
84-840-54-00-5460	E-BOOKS SUBSCRIPTION	3,000	3,093	3,500	3,500	3,500	3,500	3,500	3,500	3,500
84-840-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	7,074	16,428	-	-	-	-	-	-	-
84-840-56-00-5683	AUDIO BOOKS	1,482	2,467	-	-	-	-	-	-	-
84-840-56-00-5684	COMPACT DISCS & OTHER MUSIC	666	-	-	-	-	-	-	-	-
84-840-56-00-5685	DVD'S	2,062	1,250	-	-	-	-	-	-	-
84-840-56-00-5686	BOOKS	28,200	16,267	8,395	8,395	8,395	16,500	16,510	16,510	16,510
	<b>Expenditures</b>	<b>42,484</b>	<b>39,505</b>	<b>11,895</b>	<b>11,895</b>	<b>11,895</b>	<b>20,000</b>	<b>20,010</b>	<b>20,010</b>	<b>20,010</b>
	<b>Surplus(Deficit)</b>	<b>11,182</b>	<b>(14,156)</b>	<b>8,125</b>	<b>8,115</b>	<b>8,115</b>	<b>10</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Fund Balance</b>	<b>26,870</b>	<b>12,714</b>	<b>(10)</b>	<b>20,829</b>	<b>28,944</b>	<b>28,954</b>	<b>28,954</b>	<b>28,954</b>	<b>28,954</b>

### Countryside TIF Fund (87)

The Countryside TIF was created in February of 2005, with the intent of constructing a future retail development at Countryside Center. This TIF is located at the northwest corner of US Route 34 and IL Route 47.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Taxes	2,043	9,295	100,000	143,784	200,000	200,000	200,000	200,000	200,000
Investment Earnings	106	-	-	-	-	-	-	-	-
Other Financing Sources	1,235,000	-	-	1,597,288	-	-	-	-	-
<b>Total Revenue</b>	<b>1,237,149</b>	<b>9,295</b>	<b>100,000</b>	<b>1,741,072</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>
<b>Expenditures</b>									
Contractual Services	1,843,149	4,953	3,140	18,629	3,140	3,140	3,140	3,140	3,140
Debt Service	302,738	68,073	176,447	93,431	159,619	149,675	149,358	209,845	208,311
Capital Outlay	-	7,004	-	-	-	-	-	-	-
Other Financing Uses	1,197,685	-	-	1,581,984	-	-	-	-	-
<b>Total Expenditures</b>	<b>3,343,572</b>	<b>80,030</b>	<b>179,587</b>	<b>1,694,044</b>	<b>162,759</b>	<b>152,815</b>	<b>152,498</b>	<b>212,985</b>	<b>211,451</b>
Surplus (Deficit)	(2,106,423)	(70,735)	(79,587)	47,028	37,241	47,185	47,502	(12,985)	(11,451)
<b>Ending Fund Balance</b>	<b>(534,087)</b>	<b>(604,820)</b>	<b>(594,959)</b>	<b>(557,792)</b>	<b>(520,551)</b>	<b>(473,366)</b>	<b>(425,864)</b>	<b>(438,849)</b>	<b>(450,300)</b>



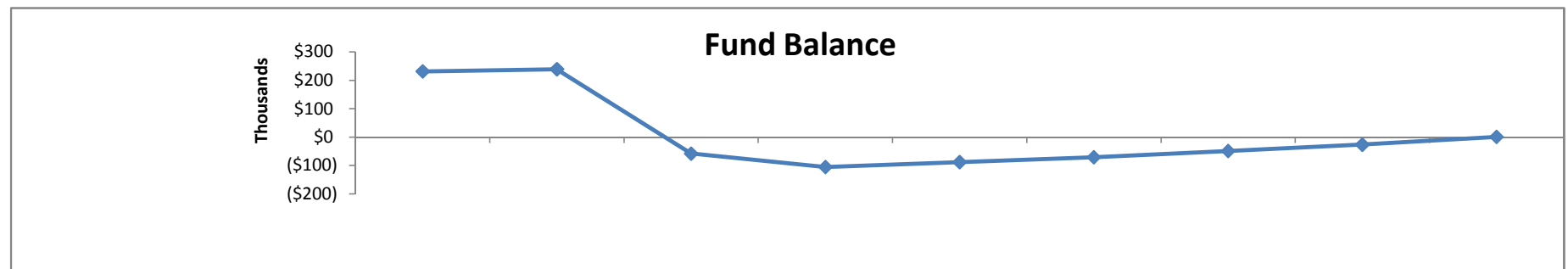
Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Countryside TIF</u></b>										
87-000-40-00-4000	PROPERTY TAXES	-	9,295	100,000	143,784	200,000	200,000	200,000	200,000	200,000
87-000-40-00-4070	BUSINESS DISTRICT TAX	2,043	-	-	-	-	-	-	-	-
87-000-45-00-4500	INVESTMENT EARNINGS	106	-	-	-	-	-	-	-	-
87-000-49-00-4902	BOND ISSUANCE	1,235,000	-	-	1,475,000	-	-	-	-	-
87-000-49-00-4903	PREMIUM ON BOND ISSUANCE	-	-	-	122,288	-	-	-	-	-
	<b>Revenue</b>	<b>1,237,149</b>	<b>9,295</b>	<b>100,000</b>	<b>1,741,072</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>
87-870-54-00-5402	BOND ISSUANCE COSTS	37,315	-	-	15,304	-	-	-	-	-
87-870-54-00-5425	TIF INCENTIVE PAYOUT	1,800,000	-	-	-	-	-	-	-	-
87-870-54-00-5462	PROFESSIONAL SERVICES	3,416	3,829	2,000	2,000	2,000	2,000	2,000	2,000	2,000
87-870-54-00-5493	BUSINESS DISTRICT REBATE	2,043	-	-	-	-	-	-	-	-
87-870-54-00-5498	PAYING AGENT FEES	375	1,124	1,140	1,325	1,140	1,140	1,140	1,140	1,140
87-870-60-00-6000	PROJECT COSTS	-	7,004	-	-	-	-	-	-	-
<b>2015A Bond</b>										
51-510-77-00-8000	PRINCIPAL PAYMENT	-	-	-	-	26,460	41,013	42,336	104,517	107,163
51-510-77-00-8050	INTEREST PAYMENT	-	-	83,016	-	82,444	57,947	56,307	54,613	50,433
<b>Debt Service - 2005 Bond</b>										
87-870-80-00-8000	PRINCIPAL PAYMENT	185,000	-	-	-	-	-	-	-	-
87-870-80-00-8050	INTEREST PAYMENT	117,738	68,073	68,073	68,073	-	-	-	-	-
<b>Debt Service - 2014 Refunding Bond</b>										
87-870-93-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	-	-	-
87-870-93-00-8050	INTEREST PAYMENT	-	-	25,358	25,358	50,715	50,715	50,715	50,715	50,715
87-870-99-00-9902	BOND DISCOUNT	9,773	-	-	-	-	-	-	-	-
87-870-99-00-9960	PAYMENT TO ESCROW AGENT	1,187,912	-	-	1,581,984	-	-	-	-	-
	<b>Expenditures</b>	<b>3,343,572</b>	<b>80,030</b>	<b>179,587</b>	<b>1,694,044</b>	<b>162,759</b>	<b>152,815</b>	<b>152,498</b>	<b>212,985</b>	<b>211,451</b>
	<b>Surplus(Deficit)</b>	<b>(2,106,423)</b>	<b>(70,735)</b>	<b>(79,587)</b>	<b>47,028</b>	<b>37,241</b>	<b>47,185</b>	<b>47,502</b>	<b>(12,985)</b>	<b>(11,451)</b>
	<b>Fund Balance</b>	<b>(534,087)</b>	<b>(604,820)</b>	<b>(594,959)</b>	<b>(557,792)</b>	<b>(520,551)</b>	<b>(473,366)</b>	<b>(425,864)</b>	<b>(438,849)</b>	<b>(450,300)</b>



### Downtown TIF Fund (88)

The Downtown TIF was created in 2006, in order to finance a mixed use development in the downtown area.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Taxes	62,269	60,027	65,000	68,868	70,000	70,000	75,000	75,000	80,000
Investment Earnings	53	1	50	50	50	50	50	50	50
Miscellaneous	184	187	-	-	-	-	-	-	-
Other Financing Sources	8,500	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>71,006</b>	<b>60,215</b>	<b>65,050</b>	<b>68,918</b>	<b>70,050</b>	<b>70,050</b>	<b>75,050</b>	<b>75,050</b>	<b>80,050</b>
<b>Expenditures</b>									
Contractual Services	26,843	20,045	27,860	35,360	35,360	35,365	35,375	35,375	35,375
Capital Outlay	29,568	19,106	378,170	378,170	17,420	17,420	17,420	17,420	17,420
Other Financing Uses	-	13,500	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>56,411</b>	<b>52,651</b>	<b>406,030</b>	<b>413,530</b>	<b>52,780</b>	<b>52,785</b>	<b>52,795</b>	<b>52,795</b>	<b>52,795</b>
Surplus (Deficit)	14,595	7,564	(340,980)	(344,612)	17,270	17,265	22,255	22,255	27,255
<b>Ending Fund Balance</b>	<b>231,529</b>	<b>239,096</b>	<b>(58,049)</b>	<b>(105,516)</b>	<b>(88,246)</b>	<b>(70,981)</b>	<b>(48,726)</b>	<b>(26,471)</b>	<b>784</b>

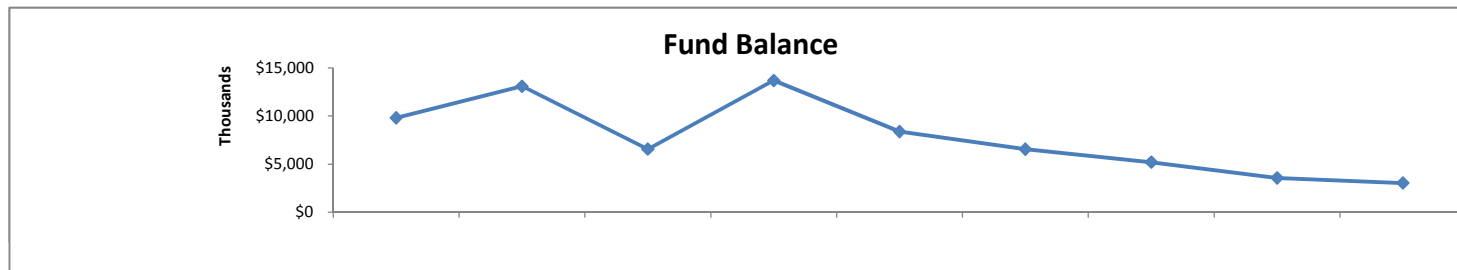


Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Downtown TIF</u></b>										
88-000-40-00-4000	PROPERTY TAXES	52,811	60,027	65,000	68,868	70,000	70,000	75,000	75,000	80,000
88-000-40-00-4070	BUSINESS DISTRICT TAX	9,458	-	-	-	-	-	-	-	-
88-000-45-00-4500	INVESTMENT EARNINGS	53	1	50	50	50	50	50	50	50
88-000-48-00-4850	MISCELLANEOUS INCOME	184	187	-	-	-	-	-	-	-
88-000-49-00-4910	SALE OF CAPITAL ASSETS	8,500	-	-	-	-	-	-	-	-
	<b>Revenue</b>	<b>71,006</b>	<b>60,215</b>	<b>65,050</b>	<b>68,918</b>	<b>70,050</b>	<b>70,050</b>	<b>75,050</b>	<b>75,050</b>	<b>80,050</b>
88-880-54-00-5425	TIF INCENTIVE PAYOUT	12,315	16,196	12,500	20,000	20,000	20,000	20,000	20,000	20,000
88-880-54-00-5462	PROFESSIONAL SERVICES	258	276	360	360	360	365	375	375	375
88-880-54-00-5466	LEGAL SERVICES	4,812	3,573	15,000	15,000	15,000	15,000	15,000	15,000	15,000
88-880-54-00-5493	BUSINESS DISTRICT REBATE	9,458	-	-	-	-	-	-	-	-
88-880-60-00-6000	PROJECT COSTS	9,568	11,686	60,000	60,000	10,000	10,000	10,000	10,000	10,000
88-880-60-00-6048	DOWNTOWN STREETScape IMPROVEMENT	-	-	310,750	310,750	-	-	-	-	-
88-880-60-00-6079	ROUTE 47 EXPANSION	20,000	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420
88-880-99-00-9923	TRANSFER TO CITY-WIDE CAPITAL	-	13,500	-	-	-	-	-	-	-
	<b>Expenditures</b>	<b>56,411</b>	<b>52,651</b>	<b>406,030</b>	<b>413,530</b>	<b>52,780</b>	<b>52,785</b>	<b>52,795</b>	<b>52,795</b>	<b>52,795</b>
	<b>Surplus(Deficit)</b>	<b>14,595</b>	<b>7,564</b>	<b>(340,980)</b>	<b>(344,612)</b>	<b>17,270</b>	<b>17,265</b>	<b>22,255</b>	<b>22,255</b>	<b>27,255</b>
	<b>Fund Balance</b>	<b>231,529</b>	<b>239,096</b>	<b>(58,049)</b>	<b>(105,516)</b>	<b>(88,246)</b>	<b>(70,981)</b>	<b>(48,726)</b>	<b>(26,471)</b>	<b>784</b>

### United City of Yorkville - Consolidated Budget

The table and graph below present the City's funds in aggregate, similar to that of a private business (for illustrative purposes only). All budgeted funds are included except for the following: Park & Recreation Capital portion of Vehicle and Equipment (25); Library Operations (82); Library Debt Service (83); Library Capital (84); Park & Recreation (79); and Recreation Center (80).

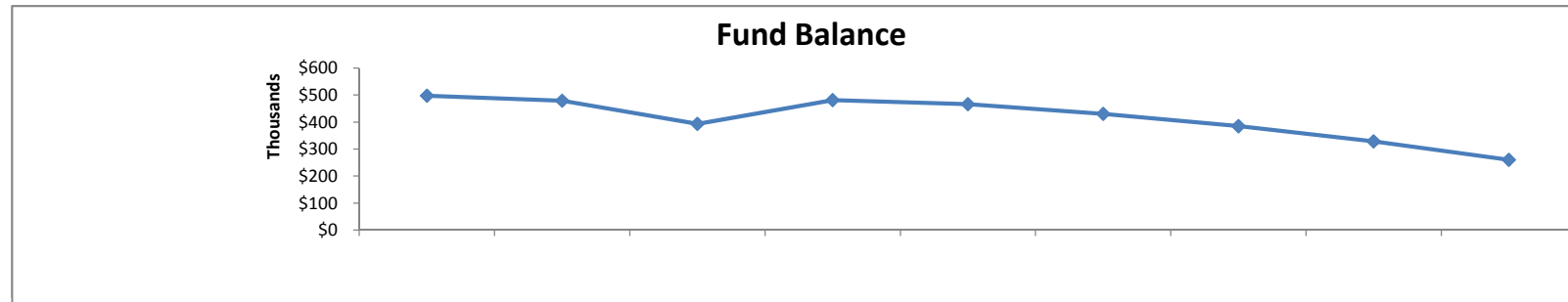
	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Taxes	10,151,358	10,481,261	10,586,145	10,632,659	10,729,798	10,882,989	11,091,692	11,298,468	11,513,380
Intergovernmental	3,194,624	3,235,575	3,838,538	2,962,954	3,974,062	2,847,778	3,283,379	2,932,566	2,982,638
Licenses & Permits	439,790	500,590	267,000	241,640	232,000	300,500	300,500	300,500	300,500
Fines & Forfeits	182,207	146,433	173,000	140,425	140,425	145,425	145,425	145,425	145,425
Charges for Service	5,441,362	5,841,529	6,793,650	6,965,760	7,067,750	7,281,499	7,346,162	7,830,121	8,378,693
Investment Earnings	24,148	33,856	7,550	10,761	7,950	4,350	3,350	3,350	3,350
Reimbursements	274,584	1,523,506	347,700	680,293	599,740	287,780	255,000	255,000	255,000
Land Cash Contributions	54,579	40,997	30,500	113,257	39,000	37,000	37,000	35,000	35,000
Miscellaneous	76,430	82,982	79,807	82,236	83,433	84,582	85,754	86,949	88,168
Other Financing Sources	3,559,991	9,404,991	5,901,116	7,516,979	1,555,828	1,582,816	1,587,732	1,583,564	1,587,848
<b>Total Revenue</b>	<b>23,399,073</b>	<b>31,291,720</b>	<b>28,025,006</b>	<b>29,346,964</b>	<b>24,429,986</b>	<b>23,454,719</b>	<b>24,135,994</b>	<b>24,470,943</b>	<b>25,290,002</b>
<b>Expenditures</b>									
Salaries	3,940,893	4,263,239	4,729,588	4,726,417	4,948,686	5,130,421	5,271,378	5,416,562	5,566,102
Benefits	2,318,694	2,638,019	2,912,688	2,792,637	3,094,638	3,296,278	3,595,929	3,824,679	4,065,245
Contractual Services	6,931,422	5,738,127	6,032,724	6,125,395	5,610,423	5,701,754	5,744,594	5,863,765	5,984,140
Supplies	665,200	735,944	912,966	914,895	918,627	889,181	911,618	935,418	960,668
Capital Outlay	2,455,989	4,622,949	12,682,671	6,135,443	8,179,683	3,087,498	2,496,404	2,284,876	1,517,999
Contingencies	11,676	-	-	-	-	-	-	-	-
Developer Commitment	-	62,922	32,891	32,891	33,872	34,888	35,939	28,204	-
Debt Service	3,922,892	3,740,777	4,061,712	3,893,261	4,271,256	4,233,389	4,447,532	4,741,011	4,634,953
Other Financing Uses	5,073,840	6,208,575	2,518,531	4,119,792	2,691,178	2,913,770	2,972,835	3,025,066	3,088,816
<b>Total Expenditures</b>	<b>25,320,606</b>	<b>28,010,552</b>	<b>33,883,771</b>	<b>28,740,731</b>	<b>29,748,363</b>	<b>25,287,179</b>	<b>25,476,229</b>	<b>26,119,581</b>	<b>25,817,923</b>
Surplus (Deficit)	(1,921,533)	3,281,168	(5,858,765)	606,233	(5,318,377)	(1,832,460)	(1,340,235)	(1,648,638)	(527,921)
<b>Ending Fund Balance</b>	<b>9,815,811</b>	<b>13,095,434</b>	<b>6,562,511</b>	<b>13,701,667</b>	<b>8,383,290</b>	<b>6,550,830</b>	<b>5,210,595</b>	<b>3,561,957</b>	<b>3,034,036</b>
	38.77%	46.75%	19.37%	47.67%	28.18%	25.91%	20.45%	13.64%	11.75%



### Yorkville Public Library - Consolidated Budget

The table and graph below present the Library's funds in aggregate, similar to that of a private business (for illustrative purposes only). All budgeted Library funds are included: Library Operations (82); Library Debt Service (83); and Library Capital (84).

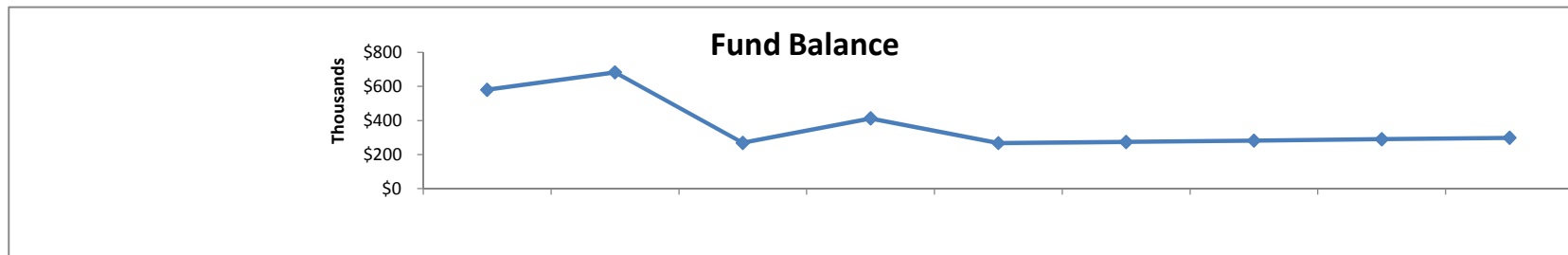
	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Taxes	1,389,302	1,354,712	1,384,846	1,369,150	1,394,490	1,415,009	1,459,866	1,478,193	1,521,952
Intergovernmental	22,914	26,934	22,450	22,450	22,450	22,450	22,450	22,450	22,450
Licenses & Permits	53,650	25,325	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Fines & Forfeits	9,680	8,356	9,300	9,300	9,300	9,300	9,300	9,300	9,300
Charges for Service	10,707	10,841	11,500	11,500	11,500	11,500	11,500	11,500	11,500
Investment Earnings	1,400	1,362	1,550	370	360	360	360	360	360
Reimbursements	-	13,174	-	-	-	-	-	-	-
Miscellaneous	7,992	6,775	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Other Financing Sources	67,133	28,676	34,168	34,883	39,068	40,582	42,717	44,980	47,379
<b>Total Revenue</b>	<b>1,562,778</b>	<b>1,476,155</b>	<b>1,491,314</b>	<b>1,475,153</b>	<b>1,504,668</b>	<b>1,526,701</b>	<b>1,573,693</b>	<b>1,594,283</b>	<b>1,640,441</b>
<b>Expenditures</b>									
Salaries	414,525	400,069	397,860	397,860	419,134	433,532	446,538	459,935	473,733
Benefits	170,118	157,525	171,013	162,874	180,102	191,306	202,622	214,703	227,607
Contractual Services	97,739	148,744	131,749	131,749	132,671	133,648	134,683	135,781	136,944
Supplies	55,369	53,556	27,395	27,395	32,395	40,500	40,510	40,510	40,510
Debt Service	767,720	731,321	749,846	749,846	752,771	760,396	792,101	797,013	827,088
Other Financing Uses	21,185	3,487	-	3,215	3,000	3,000	3,000	3,000	3,000
<b>Total Expenditures</b>	<b>1,526,656</b>	<b>1,494,702</b>	<b>1,477,863</b>	<b>1,472,939</b>	<b>1,520,073</b>	<b>1,562,382</b>	<b>1,619,454</b>	<b>1,650,942</b>	<b>1,708,882</b>
Surplus (Deficit)	36,122	(18,547)	13,451	2,214	(15,405)	(35,681)	(45,761)	(56,659)	(68,441)
<b>Ending Fund Balance</b>	<b>497,946</b>	<b>479,397</b>	<b>393,009</b>	<b>481,611</b>	<b>466,206</b>	<b>430,525</b>	<b>384,764</b>	<b>328,105</b>	<b>259,664</b>
	32.62%	32.07%	26.59%	32.70%	30.67%	27.56%	23.76%	19.87%	15.19%



### Yorkville Parks and Recreation - Consolidated Budget

The table and graph below present the Park & Recreation funds in aggregate, similar to that of a private business (for illustrative purposes only). All budgeted Park & Recreation funds are included: Parks & Recreation (79); Recreation Center (80); and the Parks & Recreation Capital portion of Vehicle & Equipment (25).

	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>Revenue</b>									
Charges for Service	346,019	463,014	327,275	352,000	356,000	357,275	357,275	357,275	357,275
Investment Earnings	828	1,010	650	425	400	400	400	400	400
Reimbursements	85,728	105,273	-	-	-	-	-	-	-
Miscellaneous	189,396	177,755	181,000	191,000	181,000	181,000	181,000	181,000	181,000
Other Financing Sources	2,254,547	1,277,606	1,076,831	1,077,631	1,100,282	1,294,372	1,346,386	1,400,522	1,457,589
<b>Total Revenue</b>	<b>2,876,518</b>	<b>2,024,658</b>	<b>1,585,756</b>	<b>1,621,056</b>	<b>1,637,682</b>	<b>1,833,047</b>	<b>1,885,061</b>	<b>1,939,197</b>	<b>1,996,264</b>
<b>Expenditures</b>									
Salaries	727,937	775,138	863,462	863,462	816,544	839,601	860,416	881,852	903,926
Benefits	314,319	338,380	382,912	342,752	368,857	391,112	417,872	446,616	477,411
Contractual Services	426,439	379,143	234,780	239,780	260,710	261,982	263,330	264,759	266,274
Supplies	340,952	316,864	314,486	319,486	334,666	331,513	333,484	335,588	337,833
Capital Outlay	12,143	111,937	127,929	124,145	-	-	-	-	-
Debt Service	2,383	2,219	2,219	2,219	2,219	2,219	2,219	2,219	2,219
Other Financing Uses	539,043	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>2,363,216</b>	<b>1,923,681</b>	<b>1,925,788</b>	<b>1,891,844</b>	<b>1,782,996</b>	<b>1,826,427</b>	<b>1,877,321</b>	<b>1,931,034</b>	<b>1,987,663</b>
Surplus (Deficit)	513,302	100,977	(340,032)	(270,788)	(145,314)	6,620	7,740	8,163	8,601
<b>Ending Fund Balance</b>	<b>580,558</b>	<b>683,219</b>	<b>268,167</b>	<b>412,431</b>	<b>267,117</b>	<b>273,737</b>	<b>281,477</b>	<b>289,640</b>	<b>298,241</b>
	24.57%	35.52%	13.93%	21.80%	14.98%	14.99%	14.99%	15.00%	15.00%



Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b>CITY</b>										
	<b><u>Cash Flow - Surplus(Deficit)</u></b>									
	General	(363,247)	965,473	10,002	199,946	(158,687)	(402,552)	(593,437)	(786,614)	(988,412)
	Fox Hill	(3,989)	4,328	(22,760)	(27,602)	2,240	1,273	1,273	1,273	1,273
	Sunflower	(5,166)	(22,681)	(18,986)	(19,249)	2,858	551	6,551	6,551	6,551
Operating Funds	Motor Fuel Tax	(132,052)	(110,173)	(387,497)	(208,200)	(178,003)	(223,258)	(180,654)	(130,167)	-
	Municipal Bldg	571,615	-	-	-	-	-	-	-	-
	City Wide Capital	347,829	4,008,152	(4,142,882)	(2,062,488)	(1,974,763)	(450,113)	(197,342)	-	-
	Vehicle & Equipment	(14,612)	(132,229)	(16,169)	71,671	(51,565)	-	-	-	-
	Debt Service	(6,728)	2,524	(8,645)	(7,842)	-	-	-	-	-
	Water	(175,756)	(250,935)	(276,196)	3,311,513	(2,623,332)	(119,742)	(395,612)	(913,899)	184,227
	Sewer	(114,164)	(1,049,565)	(424,733)	(421,677)	(426,781)	(409,237)	(415,037)	129,948	217,636
	Land Cash	66,565	(70,555)	(150,332)	67,745	35,145	(293,832)	364,266	35,000	35,000
	Countryside TIF	(2,106,423)	(70,735)	(79,587)	47,028	37,241	47,185	47,502	(12,985)	(11,451)
	Downtown TIF	14,595	7,564	(340,980)	(344,612)	17,270	17,265	22,255	22,255	27,255
		<b>(1,921,533)</b>	<b>3,281,168</b>	<b>(5,858,765)</b>	<b>606,233</b>	<b>(5,318,377)</b>	<b>(1,832,460)</b>	<b>(1,340,235)</b>	<b>(1,648,638)</b>	<b>(527,921)</b>
	<b><u>Cash Flow - Fund Balance</u></b>									
	General	3,860,581	4,826,059	4,110,607	5,026,005	4,867,318	4,464,766	3,871,329	3,084,715	2,096,303
	Fox Hill	11,134	15,462	(7,693)	(12,140)	(9,900)	(8,627)	(7,354)	(6,081)	(4,808)
	Sunflower	2,574	(20,108)	(49,980)	(39,357)	(36,499)	(35,948)	(29,397)	(22,846)	(16,295)
Operating Funds	Motor Fuel Tax	1,030,456	920,282	589,656	712,082	534,079	310,821	130,167	-	-
	Municipal Bldg	-	-	-	-	-	-	-	-	-
	City Wide Capital	676,555	4,684,706	831,196	2,622,218	647,455	197,342	-	-	-
	Vehicle & Equipment	113,673	(20,106)	-	51,565	-	-	-	-	-
	Debt Service	5,319	7,842	-	-	-	-	-	-	-
	Water	1,350,923	1,099,988	558,007	4,411,501	1,788,169	1,668,427	1,272,815	358,916	543,143
	Sewer	2,879,170	1,829,603	1,368,893	1,407,926	981,145	571,908	156,871	286,819	504,455
	Land Cash	187,984	117,430	(185,167)	185,175	220,320	(73,512)	290,754	325,754	360,754
	Countryside TIF	(534,087)	(604,820)	(594,959)	(557,792)	(520,551)	(473,366)	(425,864)	(438,849)	(450,300)
	Downtown TIF	231,529	239,096	(58,049)	(105,516)	(88,246)	(70,981)	(48,726)	(26,471)	784
		<b>9,815,811</b>	<b>13,095,434</b>	<b>6,562,511</b>	<b>13,701,667</b>	<b>8,383,290</b>	<b>6,550,830</b>	<b>5,210,595</b>	<b>3,561,957</b>	<b>3,034,036</b>



Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Park &amp; Recreation</u></b>										
	<b><u>Cash Flow - Surplus(Deficit)</u></b>									
	Vehicle & Equipment	(13,230)	90,061	(127,623)	(124,514)	(1,169)	106	106	106	106
	Park & Rec	226,112	11,053	(212,409)	(146,274)	(144,145)	6,514	7,634	8,057	8,495
	Rec Ctr	300,420	-	-	-	-	-	-	-	-
		<b>513,302</b>	<b>101,114</b>	<b>(340,032)</b>	<b>(270,788)</b>	<b>(145,314)</b>	<b>6,620</b>	<b>7,740</b>	<b>8,163</b>	<b>8,601</b>
	<b><u>Cash Flow - Fund Balance</u></b>									
	Vehicle & Equipment	34,073	125,683	(1,224)	1,169	-	106	212	318	424
	Park & Rec	546,485	557,536	269,391	411,262	267,117	273,631	281,265	289,322	297,817
	Rec Ctr	-	-	-	-	-	-	-	-	-
		<b>580,558</b>	<b>683,219</b>	<b>268,167</b>	<b>412,431</b>	<b>267,117</b>	<b>273,737</b>	<b>281,477</b>	<b>289,640</b>	<b>298,241</b>
<b><u>Library</u></b>										
	<b><u>Cash Flow - Surplus(Deficit)</u></b>									
	Library Ops	24,940	(4,391)	5,296	(5,901)	(23,520)	(35,691)	(45,761)	(56,659)	(68,441)
	Library Debt Service	-	-	30	-	-	-	-	-	-
	Library Capital	11,182	(14,156)	8,125	8,115	8,115	10	-	-	-
		<b>36,122</b>	<b>(18,547)</b>	<b>13,451</b>	<b>2,214</b>	<b>(15,405)</b>	<b>(35,681)</b>	<b>(45,761)</b>	<b>(56,659)</b>	<b>(68,441)</b>
	<b><u>Cash Flow - Fund Balance</u></b>									
	Library Ops	471,076	466,683	392,989	460,782	437,262	401,571	355,810	299,151	230,710
	Library Debt Service	-	-	30	-	-	-	-	-	-
	Library Capital	26,870	12,714	(10)	20,829	28,944	28,954	28,954	28,954	28,954
		<b>497,946</b>	<b>479,397</b>	<b>393,009</b>	<b>481,611</b>	<b>466,206</b>	<b>430,525</b>	<b>384,764</b>	<b>328,105</b>	<b>259,664</b>

Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Allocated Insurance Expenditures - Aggregated</u></b>										
	Liability Insurance	307,412	309,652	332,708	332,708	352,671	373,832	396,262	420,037	445,239
	Unemployment Ins	6,798	9,042	25,500	11,500	25,500	25,000	25,000	25,000	25,000
<u>City</u>	<u>Health Insurance</u>	<u>1,126,101</u>	<u>1,291,986</u>	<u>1,405,569</u>	<u>1,251,999</u>	<u>1,443,765</u>	<u>1,559,267</u>	<u>1,684,009</u>	<u>1,818,731</u>	<u>1,964,230</u>
<u>City</u>	Net Ins Costs	<b>1,126,101</b>	<b>1,291,986</b>	<b>1,405,569</b>	<b>1,251,999</b>	<b>1,443,765</b>	<b>1,559,267</b>	<b>1,684,009</b>	<b>1,818,731</b>	<b>1,964,230</b>
<u>City</u>	Dental Insurance	<b>69,860</b>	<b>92,816</b>	<b>95,270</b>	<b>102,198</b>	<b>107,152</b>	<b>112,510</b>	<b>118,135</b>	<b>124,042</b>	<b>130,244</b>
<u>City</u>	Vision Insurance	<b>8,961</b>	<b>9,952</b>	<b>9,875</b>	<b>12,863</b>	<b>13,269</b>	<b>13,667</b>	<b>14,077</b>	<b>14,500</b>	<b>14,934</b>
<u>Library</u>	<u>Health Insurance</u>	<u>81,269</u>	<u>72,838</u>	<u>78,823</u>	<u>72,557</u>	<u>82,713</u>	<u>89,330</u>	<u>96,476</u>	<u>104,194</u>	<u>112,530</u>
<u>Lib</u>	Net Ins Costs	<b>81,269</b>	<b>72,838</b>	<b>78,823</b>	<b>72,557</b>	<b>82,713</b>	<b>89,330</b>	<b>96,476</b>	<b>104,194</b>	<b>112,530</b>
	Dental Insurance	<b>5,092</b>	<b>4,728</b>	<b>4,690</b>	<b>5,137</b>	<b>5,286</b>	<b>5,550</b>	<b>5,828</b>	<b>6,119</b>	<b>6,425</b>
	Vision Insurance	<b>643</b>	<b>455</b>	<b>496</b>	<b>651</b>	<b>670</b>	<b>690</b>	<b>711</b>	<b>732</b>	<b>754</b>

Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Property Taxes</u></b>										
	Corporate	2,201,759	2,277,087	2,288,200	2,278,321	2,219,203	2,263,587	2,308,859	2,355,036	2,402,137
	Police Pension	524,120	624,168	728,477	703,105	825,413	875,413	925,413	975,413	1,025,413
	<i>Total City Capped</i>	2,725,879	2,901,255	3,016,677	2,981,426	3,044,616	3,139,000	3,234,272	3,330,449	3,427,550
		0.38%	6.43%	3.98%	2.76%	2.12%	3.10%	3.04%	2.97%	2.92%
	Non-Abatement of Debt Service	467,794	333,194	165,527	164,852	47,497	-	-	-	-
		-35.04%	-28.77%	-50.32%	-50.52%	-71.19%	-100.00%	-	-	-
	<i>Total City</i>	3,193,673	3,234,449	3,182,204	3,146,278	3,092,113	3,139,000	3,234,272	3,330,449	3,427,550
		-7.04%	1.28%		-2.73%	-1.72%	1.52%	3.04%	2.97%	2.92%
	Library Operations	642,838	626,950	635,000	622,529	644,719	657,613	670,765	684,180	697,864
	Library Debt Service	746,464	727,762	749,846	746,621	749,771	757,396	789,101	794,013	824,088
	<i>Total Library</i>	1,389,302	1,354,712	1,384,846	1,369,150	1,394,490	1,415,009	1,459,866	1,478,193	1,521,952
	<i>Special Service Areas</i>	11,253	25,953	25,681	25,680	27,465	27,465	27,465	27,465	27,465
		-0.56%	130.63%	-1.05%	-1.05%	6.95%	0.00%	0.00%	0.00%	0.00%
	<i>TIF Districts</i>	52,811	69,322	165,000	212,652	270,000	270,000	275,000	275,000	280,000
		32.09%	31.26%	138.02%	206.76%	26.97%	0.00%	0.00%	0.00%	0.00%
	<i>Road &amp; Bridge Tax</i>	164,398	171,756	175,000	148,223	150,000	155,000	160,000	165,000	170,000
		-2.42%	4.48%	1.89%	-13.70%	1.20%	3.33%	0.00%	0.00%	0.00%
	<b>Grand Total</b>	4,811,437	4,856,192	4,932,731	4,901,983	4,934,068	5,006,474	5,156,603	5,276,107	5,426,967
			0.93%	1.58%	0.94%	0.65%	1.47%	3.00%	2.32%	2.86%
	<b>Total Debt Service Payments</b>	4,692,995	4,474,317	4,730,761	4,645,326	4,917,342	4,897,044	5,143,209	5,381,113	5,306,664
	Principal	3,115,137	3,019,691	3,123,664	3,121,245	3,356,544	3,513,960	3,879,497	4,251,527	4,335,882
	Interest	1,577,858	1,454,626	1,607,097	1,524,081	1,560,798	1,383,084	1,263,712	1,129,586	970,782
	<b>Building Permits Revenue</b>	116,182	123,702	150,000	125,000	130,000	175,000	175,000	175,000	175,000

Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Aggregated Salary &amp; Wage Information</u></b>										
	<b><u>City</u> Salaries</b>									
	Full Time	4,266,622	4,683,803	5,041,650	5,041,650	5,228,141	5,407,728	5,569,961	5,737,060	5,909,172
	Overtime	131,899	95,748	144,000	146,329	144,000	144,000	144,000	144,000	144,000
	Part Time	270,309	258,826	407,400	401,900	393,089	418,294	417,833	417,354	416,856
	<b>Total</b>	<b>4,668,830</b>	<b>5,038,377</b>	<b>5,593,050</b>	<b>5,589,879</b>	<b>5,765,230</b>	<b>5,970,022</b>	<b>6,131,794</b>	<b>6,298,414</b>	<b>6,470,028</b>
	<b><u>Lib</u> Salaries</b>									
	Full Time	245,323	210,198	202,860	202,860	217,309	224,774	231,517	238,463	245,617
	Part Time	169,202	189,871	195,000	195,000	201,825	208,758	215,021	221,472	228,116
	<b>Total</b>	<b>414,525</b>	<b>400,069</b>	<b>397,860</b>	<b>397,860</b>	<b>419,134</b>	<b>433,532</b>	<b>446,538</b>	<b>459,935</b>	<b>473,733</b>
	<b><u>Total</u> Salaries</b>									
	Full Time	4,511,945	4,894,001	5,244,510	5,244,510	5,445,450	5,632,502	5,801,478	5,975,523	6,154,789
	Overtime	131,899	95,748	144,000	146,329	144,000	144,000	144,000	144,000	144,000
	Part Time	439,511	448,697	602,400	596,900	594,914	627,052	632,854	638,826	644,972
	<b>Total</b>	<b>5,083,355</b>	<b>5,438,446</b>	<b>5,990,910</b>	<b>5,987,739</b>	<b>6,184,364</b>	<b>6,403,554</b>	<b>6,578,332</b>	<b>6,758,349</b>	<b>6,943,761</b>
<b><u>Aggregated Benefit Information</u></b>										
	<b><u>City</u> Benefits</b>									
	IMRF	263,218	286,165	305,832	305,832	294,981	311,977	423,891	454,996	487,180
	Police Pension	524,120	624,168	728,477	722,940	825,413	875,413	925,413	975,413	1,025,413
	FICA	343,329	369,532	418,002	418,002	428,199	444,606	457,944	471,682	485,833
	<b>Total</b>	<b>1,130,667</b>	<b>1,279,865</b>	<b>1,452,311</b>	<b>1,446,774</b>	<b>1,548,593</b>	<b>1,631,996</b>	<b>1,807,248</b>	<b>1,902,091</b>	<b>1,998,426</b>
	<b><u>Lib</u> Benefits</b>									
	IMRF	27,138	23,897	22,569	22,569	23,470	25,175	25,930	26,708	27,509
	FICA	30,993	29,991	29,849	29,849	31,448	32,528	33,504	34,509	35,544
	<b>Total</b>	<b>58,131</b>	<b>53,888</b>	<b>52,418</b>	<b>52,418</b>	<b>54,918</b>	<b>57,703</b>	<b>59,434</b>	<b>61,217</b>	<b>63,053</b>
	<b><u>Total</u> Benefits</b>									
	IMRF	290,356	310,062	328,401	328,401	318,451	337,152	449,821	481,704	514,689
	Police Pension	524,120	624,168	728,477	722,940	825,413	875,413	925,413	975,413	1,025,413
	FICA	374,322	399,523	447,851	447,851	459,647	477,134	491,448	506,191	521,377
	<b>Total</b>	<b>1,188,798</b>	<b>1,333,753</b>	<b>1,504,729</b>	<b>1,499,192</b>	<b>1,603,511</b>	<b>1,689,699</b>	<b>1,866,682</b>	<b>1,963,308</b>	<b>2,061,479</b>

Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Selected Capital Projects - Aggregated &gt; \$500,000</u></b>										
	<i>Route 47 Expansion Project</i>	<b>337,767</b>	<b>357,579</b>	<b>337,766</b>	<b>332,222</b>	<b>337,766</b>	<b>337,766</b>	<b>337,766</b>	<b>337,766</b>	<b>337,766</b>
	MFT	121,900	73,787	73,787	68,243	73,787	73,787	73,787	73,787	73,787
	Water	129,094	197,544	197,544	197,544	197,544	197,544	197,544	197,544	197,544
	Sewer	66,773	78,828	59,015	59,015	59,015	59,015	59,015	59,015	59,015
	Downtown TIF	20,000	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420
	<i>Road to Better Roads Program</i>	<b>951,589</b>	<b>1,204,580</b>	<b>1,300,000</b>	<b>1,300,000</b>	<b>1,700,000</b>	<b>1,000,000</b>	<b>796,854</b>	<b>839,060</b>	<b>852,733</b>
	MFT	193,042	269,813	300,000	300,000	300,000	300,000	250,000	199,173	60,696
	City-Wide Capital	605,242	405,718	500,000	500,000	950,000	250,000	96,854	189,887	342,037
	Water	153,305	277,372	300,000	300,000	250,000	250,000	250,000	250,000	250,000
	Sewer	-	251,677	200,000	200,000	200,000	200,000	200,000	200,000	200,000
	<i>Kennedy Road Bike Trail</i>	<b>(1)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	City-Wide	87,147	37,438	42,500	42,500	408,900	45,500	-	-	-
	Grant Proceeds	(85,724)	(29,711)	(29,800)	(22,800)	(114,160)	(12,720)	-	-	-
	P4P Proceeds	(1,424)	(7,727)	(12,700)	(19,700)	(294,740)	(32,780)	-	-	-
	<i>Kennedy Road - Autumn Creek</i>	<b>173</b>	<b>(80,453)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	City-Wide	88,105	1,067,717	55,000	55,000	-	-	-	-	-
	Pulte Reimbursement	(87,932)	(1,148,170)	(55,000)	(55,000)	-	-	-	-	-
	<i>Game Farm Road Project</i>	<b>99,820</b>	<b>391,470</b>	<b>2,048,501</b>	<b>1,381,997</b>	<b>415,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	MFT	169,890	73,450	-	-	-	-	-	-	-
	Grant Proceeds	(75,195)	(36,200)	-	-	-	-	-	-	-
	City-Wide	5,125	354,220	2,048,501	1,381,997	415,000	-	-	-	-
	<i>Countryside Parkway</i>	<b>-</b>	<b>-</b>	<b>5,650,000</b>	<b>1,260,000</b>	<b>3,710,000</b>	<b>630,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
	City-Wide	-	-	1,400,000	420,000	770,000	210,000	-	-	-
	Water	-	-	4,250,000	840,000	2,940,000	420,000	-	-	-

Account Number	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Budget	FY 2016 Projected	FY 2017 Proposed	FY 2018 Projected	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected
<b><u>Selected Capital Projects - Aggregated &gt; \$500,000 continued</u></b>										
	<i>Well Rehabs</i>	-	-	<b>143,000</b>	<b>143,000</b>	-	<b>166,000</b>	<b>124,000</b>	<b>148,000</b>	-
	Water	-	-	143,000	143,000	-	166,000	124,000	148,000	-
	<i>Rte 71 Watermain Relocate</i>	-	-	<b>35,000</b>	<b>30,000</b>	<b>5,000</b>	-	<b>481,250</b>	<b>481,250</b>	-
	Water	-	-	35,000	30,000	5,000	-	481,250	481,250	-
	<i>Sanitary Sewer Lining</i>	-	<b>98,029</b>	-	-	-	-	-	-	-
	Sewer	-	98,029	200,000	200,000	200,000	200,000	200,000	200,000	200,000
	I&I Reimbursement	-	-	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)
	<i>Wrigley Rte 47 (EDP) Expansion</i>	-	-	-	-	-	-	-	-	-
	City-Wide	-	-	707,138	52,076	655,062	-	-	-	-
	Grant Proceeds	-	-	(707,138)	(52,076)	(655,062)	-	-	-	-