



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, February 7, 2017

6:00 p.m.

City Hall Conference Room
800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: January 3, 2017

New Business:

1. EDC 2017-10 Building Permit Report for December 2016
2. EDC 2017-11 Building Inspection Report for December 2016
3. EDC 2017-12 Property Maintenance Report for December 2016
4. EDC 2017-13 Economic Development Report for January 2017
5. EDC 2017-14 Cedarhurst Living – Assisted Living and Memory Care Facility
6. EDC 2017-15 Vacant Building Registration Program

Old Business:

1. EDC 2017-09 Downtown Planning Update

Additional Business:

2016/2017 City Council Goals – Economic Development Committee

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

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, February 7, 2017
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. January 3, 2017

- ☐ Approved _____
- ☐ As presented
- ☐ With corrections

NEW BUSINESS:

1. EDC 2017-10 Building Permit Report for December 2016

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

2. EDC 2017-11 Building Inspection Report for December 2016

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

3. EDC 2017-12 Property Maintenance Report for December 2016

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

4. EDC 2017-13 Economic Development Report for January 2017

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

5. EDC 2017-14 Cedarhurst Living – Assisted Living and Memory Care Facility

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2017-15 Vacant Building Registration Program

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

OLD BUSINESS:

1. EDC 2017-09 Downtown Planning Update

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – January 3, 2017

Meeting and Date: Economic Development Committee – February 7, 2017

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name

Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, January 3, 2017, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Carlo Colosimo
Alderman Chris Funkhouser

Absent: Alderman Teeling

Other City Officials

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

Other Guests

City Consultant Lynn Dubajic
David Schultz, HR Green
Julie Schlichting, Boombah/Imperial

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

Citizen Comments: None

Minutes for Correction/Approval: December 6, 2016

The minutes were approved as presented on a voice vote.

New Business

1. EDC 2017-01 Building Permit Report for November 2016

Mr. Ratos reported 14 B.U.I.L.D., 8 commercial and 30 miscellaneous permits for the month. He said the milder conditions have been beneficial.

2. EDC 2017- Building Inspection Report for November 2016

There were 204 inspections in November mostly for single family homes.

3. EDC 2017-03 Property Maintenance Report for November 2016

Eight cases were heard in November according to Mr. Ratos. A maximum fine was requested for a chronic weeds and grass violator on Shadowwood Drive. Millhurst Ale House illegally added extra parking spaces on someone else's property which changed

parking space dimensions and decreased handicap spaces. A citation was issued, the offender did not appear at the hearing and a \$750 fine was levied. The problem has now been corrected. On busy nights, some illegal parking for Millhurst has occurred on Marketview Drive which is maintained by the Menards Corporation. Menards was notified of the parking situation.

4. EDC 2017-04 Economic Development Update

Ms. Dubajic reported the following:

1. Met with possible user on Eldamain Rd. who will be moving forward with the UIRVDA project and will attend a meeting in Morris. Go Forth Sports and Cedarhurst assisted living/memory care facility will also attend.
2. Crossfit Exemplified facility moved into former Vat and Vine on Rt. 34
3. Will meet with representatives of Kendall Marketplace regarding a restaurant user and single family lots.
4. New building to be constructed at Kendall Crossing in spring

5. EDC 2017-05 Foreclosure Update

Ms. Noble said there were 66 new foreclosures in 2016 with the most in Ward 3. Autumn Creek and Fox Hill had the most with nine each. Condo foreclosures were down by half. The annual report will be done again in January 2018.

6. EDC 2017-06 Noise Ordinance Amendment

Mr. Engberg reported on this item and said the ordinance was last amended in December 2014. In 2015 there were noise complaints from the Pinheadz Bar and noise readings were taken. After some corrections by the owner, there were still complaints about vibrations. A consultant was hired to do a review and comprehensive report and new measuring equipment was recommended. Pinheadz is receptive to new measures and will split the cost of the sound study. This matter will be taken to the Planning and Zoning Commission and to Public Safety.

Concern was expressed for the subjectivity of the measurements. There was also concern about the time spent for officer training and that a trained officer might not be working at the time of an offense, though other City employees will be included in the training as well. The measuring machines are \$2,400 each with a need for 3-4. The business could be required to install a sound detector and report the findings to the City and the issue could also be tied to their liquor license. Ms. Willrett said the equipment is web-based and information is sent to City computers. Overall, concern was expressed for the high cost of these sound issues.

7. EDC 2017-07 Zoning Ordinance Text Amendments

Mr. Engberg said revisions were needed for some ordinances. The changes will be for 1) semi truck repair. There was discussion of trailers (auto and truck) and definitions. It was decided to specify by weight to be consistent with the State. Changes will also be made for 2) commercial and trade schools, 3) manufacturing performance standards and 4) non-conforming land related to annexation agreements. Ms. Noble gave an explanation of these changes. This item moves to the Planning and Zoning Commission.

8. EDC 2017-08 TIF Inducement Resolution – Imperial Investments

Mr. Olson stated this resolution sets up Imperial property for future development, however, no funds are being committed at this time. The boundaries and legal descriptions were discussed. Mr. Olson said the TIF agreement will act the same if the land is residential or commercial. This resolution moves forward to the January 10th Council meeting.

9. EDC 2017-09 Downtown Planning Update

Ms. Noble said the Comp Plan is done and she proposed three projects on which to move forward to stay on track with completion dates. They are: landscape plan, wayfinding and downtown parking study.

Ms. Noble said the landscape plan would include greenery, landscaping and signage on the courthouse hill. HR Green was hired to generate ideas for a phased plan. Wayfinding would include a Yorkville sign, signage for parking and also a kiosk. In a report from HR Green, it was found that the downtown has surplus parking though it's poorly identified and Ms. Noble said ADA parking might be deficient.

David Schultz of HR Green was present to provide additional information. He showed illustrations of a concept plan. It was pointed out that the view of the river should not be restricted from courthouse hill. Costs solicited by staff were estimated at \$5,000 for the landscaping and \$20,000 for the parking study. In discussions on the wayfinding process it was noted TIF funds could be used for signage and the City could also apply for ITEP funds. In regards to the parking study, Mr. Schultz presented some ideas and identified where parking is located. Recommendations included a parking garage at the downtown bank location. Staff will review the interim ideas, however, no action will be taken until development begins.

Old Business None

Additional Business None

There was no further business and the meeting adjourned at 7:50pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker



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

Agenda Item Number

New Business #1

Tracking Number

EDC 2017-10

Agenda Item Summary Memo

Title: Building Permit Report for December 2016

Meeting and Date: Economic Development Committee – February 7, 2017

Synopsis: All permits issued in December 2016.

Council Action Previously Taken:

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

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

December 2016

TYPES OF PERMITS

| | Number of Permits Issued | SFD <i>Single Family Detached</i> | B.U.I.L.D <i>Single Family Detached Program Begins 1/1/2012</i> | SFA <i>Single Family Attached</i> | Multi- Family <i>Apartments Condominiums</i> | Commercial <i>Includes all Permits Issued for Commercial Use</i> | Industrial | Misc. | Construction Cost | Permit Fees |
|-----------------------|-----------------------------------|--|--|--|--|---|------------|-------|----------------------|----------------|
| December 2016 | 31 | 0 | 6 | 0 | 0 | 5 | 0 | 20 | 1,576,272.00 | 101,679.76 |
| Calendar Year 2016 | 855 | 46 | 105 | 0 | 0 | 121 | 0 | 573 | 36,639,237.00 | 1,843,802.42 |
| Fiscal period 2017 | 634 | 39 | 76 | 0 | 0 | 80 | 0 | 439 | 28,157,061.00 | 1,380,584.08 |
| | | | | | | | | | | |
| December 2015 | 25 | 0 | 5 | 0 | 0 | 6 | 0 | 14 | 1,344,184.00 | 83,994.95 |
| Calendar Year 2015 | 605 | 8 | 76 | 0 | 0 | 132 | 0 | 389 | 49,791,115.00 | 1,211,968.84 |
| Fiscal Period 2016 | 459 | 7 | 54 | 0 | 0 | 95 | 0 | 303 | 14,255,105.00 | 821,731.08 |
| | | | | | | | | | | |
| December 2014 | 19 | 0 | 4 | 0 | 0 | 2 | 0 | 13 | 815,731.00 | 56,544.62 |
| Calendar Year 2014 | 572 | 7 | 65 | 0 | 0 | 108 | 0 | 352 | 24,128,162.00 | 1,104,878.80 |
| Fiscal Period 2015 | 432 | 2 | 47 | 0 | 0 | 75 | 0 | 308 | 19,258,317.00 | 775,811.77 |
| | | | | | | | | | | |
| December 2013 | 24 | 0 | 1 | 0 | 0 | 12 | 0 | 11 | 2,448,098.00 | 25,503.88 |
| Calendar Year 2013 | 598 | 33 | 50 | 0 | 0 | 131 | 0 | 384 | 21,082,235.00 | 1,106,601.95 |
| Fiscal Period 2014 | 434 | 20 | 30 | 0 | 0 | 87 | 0 | 297 | 14,583,144.00 | 641,012.57 |
| | | | | | | | | | | |



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

Agenda Item Number

New Business #2

Tracking Number

EDC 2017-11

Agenda Item Summary Memo

Title: Building Inspection Report for December 2016

Meeting and Date: Economic Development Committee – February 7, 2017

Synopsis: All inspections scheduled in December 2016.

Council Action Previously Taken:

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

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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DATE: 01/30/2017
TIME: 12:42:04
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 12/01/2016 TO 12/31/2016

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|---|----------|----------------------|-----|----------------|---------------|
| PR | _____ | 015-FIN FINAL INSPECTION | 20160185 | 2721 LILAC CT | 324 | | 12/28/2016 |
| PR | _____ | 016-PLF PLUMBING - FINAL OSR READ | | | | | 12/28/2016 |
| TK | _____ | 017-EFL ENGINEERING - FINAL INSPE Comments1: OK TO TEMP 5000 SEC DEP | | | | | 12/29/2016 |
| PR | _____ | 015-PLF PLUMBING - FINAL OSR READ | 20160257 | 662 WINDETT RIDGE RD | 153 | | 12/07/2016 |
| PR | _____ | 016-FIN FINAL INSPECTION | | | | | 12/07/2016 |
| TK | _____ | 017-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE | | | | | 12/08/2016 |
| TK | _____ | 020-EFL ENGINEERING - FINAL INSPE | 20160259 | 547 SUTTON ST | 214 | | 12/08/2016 |
| PR | _____ | 007-MIS MISCELLANEOUS Comments1: FIRE WALL BUILDINGS D & I | 20160271 | 147 COMMERCIAL DR | 19 | | 12/22/2016 |
| PR | _____ | 017-FIN FINAL INSPECTION Comments1: FLUSH LIGHT SWITCH PLATE IN WOMANS BATH, Comments2: CALL FOR OUTSIDE ELEC WHEN DONE | 20160291 | 1830 S BRIDGE ST | | | 12/08/2016 |
| PR | _____ | 018-PLF PLUMBING - FINAL OSR READ | | | | | 12/08/2016 |
| TK | _____ | 016-EFL ENGINEERING - FINAL INSPE | 20160398 | 2611 LILAC WAY | 310 | | 02/01/2016 |
| PR | _____ | 017-PLF PLUMBING - FINAL OSR READ | | | | | 12/05/2016 |
| PR | _____ | 018-FIN FINAL INSPECTION | | | | | 12/05/2016 |
| BC | _____ | AM 005-PWK PRIVATE WALKS | 20160455 | 2623 LILAC WAY | 312 | | 12/02/2016 |
| PR | _____ | 007-RFR ROUGH FRAMING Comments1: ANCHOR BOLTS IN GARAGE AND BASEMENT WALL Comments2: PLATE | | | | | 12/28/2016 |
| PR | _____ | 008-REL ROUGH ELECTRICAL | | | | | 12/28/2016 |
| PR | _____ | 009-RMC ROUGH MECHANICAL | | | | | 12/28/2016 |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 12/28/2016 |
| PR | _____ | 011-INS INSULATION | | | | | 12/29/2016 |
| TK | _____ | 015-EFL ENGINEERING - FINAL INSPE | 20160456 | 1402 RUBY DR | 360 | | 12/02/2016 |
| PR | _____ | 016-PLF PLUMBING - FINAL OSR READ | | | | | 12/14/2016 |

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 12/01/2016 TO 12/31/2016

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|---|----------|-------------------|-----|----------------|---------------|
| PR | _____ | 017-FIN FINAL INSPECTION | | | | | 12/16/2016 |
| PR | _____ | 002-RFR ROUGH FRAMING | 20160465 | 1411 CHESTNUT LN | 67 | | 12/28/2016 |
| PR | _____ | 003-REL ROUGH ELECTRICAL | | | | | 12/28/2016 |
| PR | _____ | PM 015-FIN FINAL INSPECTION Comments1: LOCKED AT 12:35 | 20160511 | 2612 FAIRFAX WAY | | | 12/14/2016 |
| PR | _____ | PM 016-PLF PLUMBING - FINAL OSR READ Comments1: LOCKED AT 1235 | | | | | 12/14/2016 |
| TK | _____ | 017-EFL ENGINEERING - FINAL INSPE Comments1: OK TO TEMP | | | | | 12/14/2016 |
| TK | _____ | 025-EFL ENGINEERING - FINAL INSPE | 20160512 | 2741 PHELPS CT | | | 12/14/2016 |
| PR | _____ | PM 026-FIN FINAL INSPECTION Comments1: SHOWER GLASS INSTALLED RE COVER FAN BOX Comments2: IN MASTER LIVING ROOF. ADJUST DOOR TO GA Comments3: RAGE GAP ON BOTTOM OF DOOR | | | | | 12/14/2016 |
| PR | _____ | PM 027-PLF PLUMBING - FINAL OSR READ | | | | | 12/14/2016 |
| PR | _____ | AM 014-FIN FINAL INSPECTION | 20160576 | 2999 ELLSWORTH DR | 394 | | 12/01/2016 |
| PR | _____ | AM 015-PLF PLUMBING - FINAL OSR READ | | | | | 12/01/2016 |
| TK | _____ | 016-EFL ENGINEERING - FINAL INSPE | | | | | 12/01/2016 |
| PR | _____ | PM 013-FIN FINAL INSPECTION | 20160577 | 2991 ELLSWORTH DR | 396 | | 12/15/2016 |
| PR | _____ | PM 014-PLF PLUMBING - FINAL OSR READ | | | | | 12/15/2016 |
| TK | _____ | 015-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE, OK TO TEMP | | | | | 12/14/2016 |
| PR | _____ | 015-FIN FINAL INSPECTION | 20160578 | 2995 ELLSWORTH DR | 395 | | 12/08/2016 |
| BC | _____ | 016-PLF PLUMBING - FINAL OSR READ | | | | | 12/08/2016 |
| TK | _____ | 017-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE | | | | | 12/05/2016 |
| PR | _____ | 007-RFR ROUGH FRAMING | 20160590 | 2983 ELLSWORTH DR | 398 | | 12/22/2016 |
| PR | _____ | 008-REL ROUGH ELECTRICAL | | | | | 12/22/2016 |

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 12/01/2016 TO 12/31/2016

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|----------|---|----------|-------------------|-----|----------------|---------------|
| PR | _____ | 009-RMC ROUGH MECHANICAL | | | | | 12/22/2016 |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 12/22/2016 |
| PR | _____ | 011-INS INSULATION | | | | | 12/28/2016 |
| PR | _____ | 013-FIN FINAL INSPECTION | 20160591 | 2983 GRANDE TRAIL | 391 | | 12/22/2016 |
| PR | _____ | 014-PLF PLUMBING - FINAL OSR READ | | | | | 12/22/2016 |
| TK | _____ | 015-EFL ENGINEERING - FINAL INSPE Comments1: OK TO TEMP | | | | | 12/21/2016 |
| PR | _____ | 007-RFR ROUGH FRAMING | 20160595 | 2967 ELLSWORTH DR | 402 | | 12/29/2016 |
| PR | _____ | 008-REL ROUGH ELECTRICAL | | | | | 12/29/2016 |
| PR | _____ | 009-RMC ROUGH MECHANICAL | | | | | 12/29/2016 |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 12/29/2016 |
| PR | _____ | 007-REL ROUGH ELECTRICAL | 20160596 | 2987 ELLSWORTH DR | 397 | | 12/14/2016 |
| PR | _____ | 008-RFR ROUGH FRAMING | | | | | 12/14/2016 |
| PR | _____ | 009-RMC ROUGH MECHANICAL | | | | | 12/14/2016 |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 12/14/2016 |
| BC | _____ | 011-INS INSULATION | | | | | 12/16/2016 |
| TK | _____ | 015-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE OK TO TEMP | 20160597 | 2679 LILAC WAY | 319 | | 12/16/2016 |
| PR | _____ | 016-FIN FINAL INSPECTION | | | | | 12/16/2016 |
| PR | _____ | 017-PLF PLUMBING - FINAL OSR READ | | | | | 12/16/2016 |
| BC | _____ AM | 011-PWK PRIVATE WALKS | 20160598 | 2622 LILAC WAY | 375 | | 12/02/2016 |
| PR | _____ | 012-REL ROUGH ELECTRICAL | | | | | 12/14/2016 |
| PR | _____ | 013-RFR ROUGH FRAMING | | | | | 12/14/2016 |
| PR | _____ | 014-RMC ROUGH MECHANICAL | | | | | 12/14/2016 |
| PR | _____ | 015-PLR PLUMBING - ROUGH | | | | | 12/14/2016 |

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 12/01/2016 TO 12/31/2016

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-----------------------------------|----------|--------------------|-----|----------------|---------------|
| PR | _____ | 016-INS INSULATION | | | | | 12/16/2016 |
| PR | _____ | 011-FIN FINAL INSPECTION | 20160605 | 1459 WOODSAGE AVE | 20 | | 12/02/2016 |
| PR | _____ | 012-PLF PLUMBING - FINAL OSR READ | | | | | 12/02/2016 |
| PR | _____ | 013-RFR ROUGH FRAMING | 20160625 | 569 SUTTON ST | 215 | | 12/06/2016 |
| PR | _____ | 014-REL ROUGH ELECTRICAL | | | | | 12/06/2016 |
| PR | _____ | 015-RMC ROUGH MECHANICAL | | | | | 12/06/2016 |
| PR | _____ | 016-PLR PLUMBING - ROUGH | | | | | 12/06/2016 |
| PR | _____ | 017-INS INSULATION | | | | | 12/08/2016 |
| TK | _____ | 016-EFL ENGINEERING - FINAL INSPE | 20160642 | 923 S CARLY CIR | 96 | | 12/08/2016 |
| PR | _____ | 017-FIN FINAL INSPECTION | | | | | 12/07/2016 |
| PR | _____ | 018-PLF PLUMBING - FINAL OSR READ | | | | | 12/07/2016 |
| BC | _____ | 008-BSM BASEMENT FLOOR | 20160663 | 510 MAIN ST E | 1 | | 12/01/2016 |
| BC | _____ | 009-STP STOOP | 20160684 | 2948 GRANDE TRAIL | 420 | | 12/06/2016 |
| PR | _____ | AM 007-BSM BASEMENT FLOOR | 20160685 | 2393 HOLLENBACK CT | 426 | | 12/02/2016 |
| PR | _____ | 008-GAR GARAGE FLOOR | | | | | 12/02/2016 |
| BC | _____ | 009-STP STOOP | | | | | 12/06/2016 |
| BC | _____ | 007-STP STOOP | 20160686 | 2958 GRANDE TRAIL | 422 | | 12/06/2016 |
| BC | _____ | 009-STP STOOP | 20160689 | 2952 GRANDE TR | 421 | | 12/06/2016 |
| PR | _____ | AM 007-BSM BASEMENT FLOOR | 20160690 | 2396 HOLLENBACK CT | 424 | | 12/02/2016 |
| PR | _____ | AM 008-GAR GARAGE FLOOR | | | | | 12/02/2016 |
| BC | _____ | 009-STP STOOP | | | | | 12/06/2016 |
| BC | _____ | AM 010-PWK PRIVATE WALKS | 20160697 | 2699 LILAC WAY | 321 | | 12/02/2016 |
| BC | _____ | AM 008-PWK PRIVATE WALKS | 20160698 | 2621 LILAC WAY | 311 | | 12/02/2016 |
| BC | _____ | 009-INS INSULATION | | | | | 12/09/2016 |

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 12/01/2016 TO 12/31/2016

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-----------------------------|----------|---------------------|-----|----------------|---------------|
| PR | _____ | 010-RFR ROUGH FRAMING | | | | | 12/07/2016 |
| PR | _____ | 011-REL ROUGH ELECTRICAL | | | | | 12/07/2016 |
| PR | _____ | 012-RMC ROUGH MECHANICAL | | | | | 12/07/2016 |
| PR | _____ | 013-PLR PLUMBING - ROUGH | | | | | 12/07/2016 |
| PR | _____ | 008-RFR ROUGH FRAMING | 20160700 | 2732 PHELPS CT | 271 | | 12/13/2016 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 12/13/2016 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 12/13/2016 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 12/13/2016 |
| PR | _____ | 012-INS INSULATION | | | | | 12/16/2016 |
| PR | _____ | AM 007-PLR PLUMBING - ROUGH | 20160702 | 2394 HOLLENBACK CT | 423 | | 12/01/2016 |
| PR | _____ | AM 008-REL ROUGH ELECTRICAL | | | | | 12/01/2016 |
| PR | _____ | AM 009-RFR ROUGH FRAMING | | | | | 12/01/2016 |
| PR | _____ | AM 010-RMC ROUGH MECHANICAL | | | | | 12/01/2016 |
| BC | _____ | AM 011-INS INSULATION | | | | | 12/05/2016 |
| PR | _____ | 007-BSM BASEMENT FLOOR | 20160704 | DRH CAMBRIDGE HOMES | 427 | | 12/02/2016 |
| PR | _____ | 008-GAR GARAGE FLOOR | | | | | 12/02/2016 |
| BC | _____ | 009-STP STOOP | | | | | 12/06/2016 |
| PR | _____ | 007-RFR ROUGH FRAMING | 20160705 | 2955 ELLSWORTH DR | 406 | | 12/07/2016 |
| PR | _____ | 008-REL ROUGH ELECTRICAL | | | | | 12/07/2016 |
| PR | _____ | 009-RMC ROUGH MECHANICAL | | | | | 12/07/2016 |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 12/07/2016 |
| BC | _____ | 011-INS INSULATION | | | | | 12/09/2016 |
| PR | _____ | 002-FTG FOOTING | 20160716 | 2246 LAVENDER WAY | 61 | | 12/28/2016 |
| BC | _____ | AM 012-PWK PRIVATE WALKS | 20160717 | 1528 SIENNA DR | 77 | | 12/02/2016 |

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INSPECTIONS SCHEDULED FROM 12/01/2016 TO 12/31/2016

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--|----------|----------------------|-----|----------------|---------------|
| PR | _____ | 013-INS INSULATION | | | | | 12/01/2016 |
| BC | _____ | AM 005-PWK PRIVATE WALKS | 20160718 | 2633 LILAC WAY | 314 | | 12/02/2016 |
| PR | _____ | AM 001-PLR PLUMBING - ROUGH Comments1: UNDERGROUND AS WELL (PARTIAL) | 20160719 | 691 N BRIDGE ST | | | 12/18/2016 |
| PR | _____ | AM 004-FIN FINAL INSPECTION | 20160732 | 1423 CANNONBALL TR | | | 12/20/2016 |
| PR | _____ | 005-PLF PLUMBING - FINAL OSR READ | | | | | 12/20/2016 |
| MT | _____ | 006-FFD BKFD FINAL INSPECTION | | | | | 12/20/2016 |
| BC | _____ | 005-BSM BASEMENT FLOOR | 20160737 | 2402 FITZHUGH TURN | 144 | | 12/22/2016 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160782 | 1962 PRAIRIE ROSE LN | 103 | | 12/05/2016 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160805 | 511 BLAINE ST | | | 01/05/2017 |
| BC | _____ | 003-BKF BACKFILL | 20160812 | 2987 GRANDE TR | 392 | | 12/05/2016 |
| PR | _____ | AM 004-WAT WATER | | | | | 12/08/2016 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20160814 | 109 PARK ST | 11 | | 12/05/2016 |
| BC | _____ | 002-FIN FINAL INSPECTION | | | | | 12/14/2016 |
| PR | _____ | PM 005-ESW ENGINEERING - SEWER / WAT | 20160820 | 2412 FITZHUGH TURN | 145 | | 12/08/2016 |
| PR | _____ | 006-ESW ENGINEERING - SEWER / WAT | | | | | 12/14/2016 |
| PR | _____ | 001-FTG FOOTING | 20160821 | 2722 PHELPS CT | 272 | | 12/08/2016 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 12/12/2016 |
| BC | _____ | AM 003-BKF BACKFILL | | | | | 12/20/2016 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20160831 | 3451 RYAN DR | | | 12/14/2016 |
| PR | _____ | 002-FTG FOOTING | 20160834 | 1172 CODY CT | 6 | | 12/01/2016 |
| BC | _____ | 003-FOU FOUNDATION | | | | | 12/09/2016 |
| PR | _____ | 004-BKF BACKFILL Comments1: BRACE EAST AND WEST WALLS BEFORE BACKFIL Comments2: LING | | | | | 12/21/2016 |
| PR | _____ | 002-BKF BACKFILL | 20160835 | 328 WESTWIND DR | 4 | | 12/05/2016 |

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INSPECTIONS SCHEDULED FROM 12/01/2016 TO 12/31/2016

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--|----------|----------------------|-----|----------------|---------------|
| PR | _____ | 001-FTG FOOTING Comments1: PUMP OUT WATER PRE-POUR | 20160837 | 2881 OLD GLORY DRIVE | | | 12/01/2016 |
| BC | _____ | 002-FOU FOUNDATION | 20160841 | 892 N CARLY CIRCLE | 49 | | 12/05/2016 |
| BC | _____ | 003-BKF BACKFILL | | | | | 12/13/2016 |
| PR | _____ | 004-ESW ENGINEERING - SEWER / WAT | | | | | 12/22/2016 |
| PR | _____ | 001-FTG FOOTING | 20160845 | 936 N CARLY CIR | | | 12/01/2016 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 12/06/2016 |
| BC | _____ | 003-BKF BACKFILL | | | | | 12/13/2006 |
| PR | _____ | 004-ESW ENGINEERING - SEWER / WAT | | | | | 12/22/2016 |
| BC | 12:00 | 001-FTG FOOTING | 20160846 | 407 COLTON ST | | | 12/01/2016 |
| BC | _____ | 002-BKF BACKFILL | | | | | 12/07/2016 |
| PR | _____ | 003-RFR ROUGH FRAMING | | | | | 12/29/2016 |
| PR | _____ | 004-REL ROUGH ELECTRICAL | | | | | 12/29/2016 |
| PR | _____ | 001-FIN FINAL INSPECTION Comments1: SIGNS | 20160847 | 1830 S BRIDGE ST | 101 | | 12/12/2016 |
| PR | _____ | 001-FTG FOOTING | 20160849 | 2641 FAIRFAX WAY | 255 | | 12/08/2016 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 12/12/2016 |
| BC | _____ | AM 003-BKF BACKFILL Comments1: DRAIN NOT INSTALLED IN WINDOW WELL | | | | | 12/20/2016 |
| BC | _____ | AM 001-PHF POST HOLE - FENCE | 20160850 | 304 SANDERS CT | | | 12/02/2016 |
| PR | _____ | PM 001-FTG FOOTING | 20160851 | 2689 LILAC WAY | 320 | | 12/28/2016 |
| PR | _____ | 002-FOU FOUNDATION | | | | | 12/29/2016 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20160852 | 611 ANDREA CT | | | 12/02/2016 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20160859 | 711 WINDETT RIDGE RD | 85 | | 12/14/2016 |
| BC | _____ | 002-FIN FINAL INSPECTION | | | | | 12/19/2016 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160860 | 4607F HALF MOON DR | 1 | | 12/06/2016 |

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INSPECTIONS SCHEDULED FROM 12/01/2016 TO 12/31/2016

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--|----------|--------------------|-----|----------------|---------------|
| BC | _____ | 001-PHF POST HOLE - FENCE | 20160863 | 406 TWINLEAF TR | 145 | | 12/21/2016 |
| BC | 11:30 | 001-FTG FOOTING | 20160865 | 926 N CARLY CIR | 52 | | 02/21/2016 |
| PR | _____ | 002-FOU FOUNDATION Comments1: NO FORMS UP | | | | | 12/22/2016 |
| PR | 12:00 | 003-REI REINSPECTION Comments1: FOUNDATION WALL | | | | | 12/29/2016 |
| PR | _____ | 001-FOU FOUNDATION | 20160866 | 1007 N CARLY CIR | 120 | | 01/03/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20160872 | 701 KENTSHIRE DR | 133 | | 12/16/2016 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20160873 | 889 N CARLY CIR | 20 | | 12/16/2016 |
| PR | _____ | 001-FIN FINAL INSPECTION Comments1: NO ONE HOME AT 10:55 AM. | 20160875 | 1066 HAMPTON LN | | 12/28/2016 | |
| PR | _____ | 001-PHF POST HOLE - FENCE Comments1: CANCELLED - MIKE AT PEERLESS | 20160877 | 911 S CARLY CIR | 97 | | 12/28/2016 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20160879 | 2033 INGEMUNSON LN | 153 | | 12/12/2016 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20160885 | 1435 VIOLET CT | 363 | | 02/21/2016 |
| PR | _____ | 001-ESW ENGINEERING - SEWER / WAT Comments1: CHUCK EXCAVATER 630-327-8500 | 20160886 | 343 TYLER CREEK CT | 83 | | 12/28/2016 |
| PR | _____ | PM 002-FTG FOOTING | | | | | 12/29/2016 |

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INSPECTIONS SCHEDULED FROM 12/01/2016 TO 12/31/2016

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|----------------------|------|------------------------------------|--------|---------|-----|----------------|---------------|
| ----- | | | | | | | |
| PERMIT TYPE SUMMARY: | | ADD ADDITION | | | 5 | | |
| | | BIP BUILD INCENTIVE PROGRAM SFD | | | 83 | | |
| | | COM COMMERCIAL BUILDING | | | 3 | | |
| | | CRM COMMERCIAL REMODEL | | | 4 | | |
| | | FNC FENCE | | | 12 | | |
| | | GAR GARAGE | | | 2 | | |
| | | HVC HVAC UNIT/S | | | 1 | | |
| | | MIS MISCELLANEOUS | | | 1 | | |
| | | ROF ROOFING | | | 1 | | |
| | | SFB SINGLE FAMILY BUILT TO HONOR | | | 1 | | |
| | | SFD SINGLE-FAMILY DETACHED | | | 55 | | |
| | | SGN SIGN | | | 1 | | |
| | | SHD SHED/ACCESSORY BUILDING | | | 1 | | |
| | | WIN WINDOW REPLACEMENT | | | 1 | | |
| | | | | | | | |
| INSPECTION SUMMARY: | | BKF BACKFILL | | | 8 | | |
| | | BSM BASEMENT FLOOR | | | 5 | | |
| | | EFL ENGINEERING - FINAL INSPECTION | | | 13 | | |
| | | ESW ENGINEERING - SEWER / WATER | | | 5 | | |
| | | FFD BKFD FINAL INSPECTION | | | 1 | | |
| | | FIN FINAL INSPECTION | | | 24 | | |
| | | FOU FOUNDATION | | | 8 | | |
| | | FTG FOOTING | | | 10 | | |
| | | GAR GARAGE FLOOR | | | 3 | | |
| | | INS INSULATION | | | 10 | | |
| | | MIS MISCELLANEOUS | | | 1 | | |
| | | PHF POST HOLE - FENCE | | | 9 | | |
| | | PLF PLUMBING - FINAL OSR READY | | | 15 | | |
| | | PLR PLUMBING - ROUGH | | | 11 | | |
| | | PWK PRIVATE WALKS | | | 6 | | |
| | | REI REINSPECTION | | | 1 | | |
| | | REL ROUGH ELECTRICAL | | | 12 | | |
| | | RFR ROUGH FRAMING | | | 12 | | |
| | | RMC ROUGH MECHANICAL | | | 10 | | |
| | | STP STOOP | | | 6 | | |
| | | WAT WATER | | | 1 | | |
| | | | | | | | |
| INSPECTOR SUMMARY: | | BC BOB CREADEUR | | | 47 | | |
| | | MT MICHAEL TORRENCE | | | 1 | | |
| | | PR PETER RATOS | | | 110 | | |
| | | TK TOM KONEN | | | 13 | | |
| | | | | | | | |
| STATUS SUMMARY: | A | BC | | | 1 | | |
| | C | BC | | | 10 | | |
| | C | MT | | | 1 | | |

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TIME: 12:42:04
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 12/01/2016 TO 12/31/2016

| INSPECTOR | TIME | TYPE OF INSPECTION | | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|------|--------------------|----|--------|---------|-----|----------------|---------------|
| ----- | | | | | | | | |
| | | C | PR | | | 13 | | |
| | | C | TK | | | 5 | | |
| | | I | BC | | | 32 | | |
| | | I | PR | | | 61 | | |
| | | T | BC | | | 4 | | |
| | | T | PR | | | 36 | | |
| | | T | TK | | | 8 | | |

REPORT SUMMARY: 171



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

Agenda Item Number

New Business #3

Tracking Number

EDC 2017-12

Agenda Item Summary Memo

Title: Property Maintenance Report for December 2016

Meeting and Date: Economic Development Committee – February 7, 2017

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: December 29, 2016
Subject: December Property Maintenance

Property Maintenance Report December 2016

Adjudication:

1 Property Maintenance Case heard in December

12/28/2016

N 3303

2744 Alandale Ln

Junk, Trash, Refuse

Liabe \$850

Case Report

12/01/2016 - 12/31/2016

| Case # | Case Date | ADDRESS OF COMPLAINT | TYPE OF VIOLATION | DOWNTOWN SWEEP | STATUS | VIOLATION LETTER SENT | FOLLOW UP STATUS | CITATION ISSUED | DATE OF HEARING |
|----------|------------|---------------------------------|-----------------------------|----------------|-----------------|-----------------------|------------------|-----------------|-----------------|
| 20170000 | 12/30/2016 | | | | | | | | |
| 20160613 | 12/29/2016 | 1334 WALSH DR | SUMP DRAINING OVER SIDEWALK | | TO BE INSPECTED | | | | |
| 20160612 | 12/27/2016 | 129 E Hydraulic Ave | Work with out permit | | IN VIOLATION | 12/27/2016 | | | |
| 20160611 | 12/27/2016 | 1429 Chestnut Ln | Working with out permit | | IN VIOLATION | 12/27/2016 | | | |
| 20160610 | 12/27/2016 | 309 Mill St | VEHICLE | | IN VIOLATION | 12/27/2016 | | | |
| 20160609 | 12/27/2016 | 709 State St | VEHICLE | | IN VIOLATION | | | | |
| 20160608 | 12/19/2016 | 4479 TAMPA DR | WORKING WITHOUT PERMIT | | IN VIOLATION | | PENDING | | |
| 20160607 | 12/19/2016 | 407 E MAIN ST | VEHICLE | | CLOSED | 12/19/2016 | | | |
| 20160606 | 12/15/2016 | 400 FREEMONT ST | OFF STREET PARKING | | IN VIOLATION | 12/19/2016 | | | |
| 20160605 | 12/15/2016 | Btwn 111 & 127 E. Van Emmon St. | Unsafe Structure | Yes | CLOSED | | COMPLIANT | | |
| 20160604 | 12/12/2016 | 857 Greenfield Turn | TRASH, RUBBISH | | CLOSED | 12/13/2016 | COMPLIANT | | |
| 20160603 | 12/6/2016 | 1912 BANBURY AVE | VEHICLE | | CLOSED | 12/7/2016 | COMPLIANT | | |
| 20160602 | 12/1/2016 | 1408 White Pine Ct. | Vehicles | | CLOSED | 12/2/2016 | COMPLIANT | | |
| | | | | | | | | | |

Total Records: 13



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

Agenda Item Number

New Business #4

Tracking Number

EDC 2017-13

Agenda Item Summary Memo

Title: Economic Development Report for January 2017

Meeting and Date: Economic Development Committee – February 7, 2017

Synopsis: See attached.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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

Monthly Report – for February 2017 EDC Meeting of the United City of Yorkville

January 2017 Activity

Downtown Redevelopment:

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

Development south of Fox River:

- Working with a new grocer interested in locating grocery store south of the River.

Development north of the Fox River:

- Kendall Crossing...Working with end user interested in building a significant building on this site. This use is a much desired addition for Yorkville. I anticipate that the use will become public within the next 30 days, and has the potential to expedite the development of the remainder of the property.
- Kendall Marketplace...Working with Alex Berman (owner) to identify potential additional development on the project. This includes out lots, inline space, and the residential component of the project. Attended a series of meeting with parties that are interested in moving forward with development on this property.
- Cedarhurst of Yorkville will begin the approval process with the City. Worked closely with the developer to assist with the development of this assisted living-memory care project.

Industrial Development:

- Continue to work with major industrial user for potential development along Eldamain Road. Enterprise Zone Status has been approved by the UIRVDA Board for Yorkville's site, as well as another site in Illinois.

Recreational Development:

- Continue to work with Justine Brummel on multi-use sports facility. A full team meeting was held, and a pre-construction meeting is schedule with the City. This project is preparing for groundbreaking as soon as the weather allows.

Other Activity:

- Attended the UIRVDA meeting with "Go For It Sports" and "Cedarhurst of Yorkville" to achieve Enterprise Zone status for the projects. Projects were approved by the UIRVDA Board.
- Assisted the City to identify locations for Special Census workers to be housed later this year.

Respectfully submitted,

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



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

Agenda Item Number

New Business #5

Tracking Number

EDC 2017-14

Agenda Item Summary Memo

Title: Cedarhurst Living, LLC – Proposed New Assisted Living and Memory Care Facility

Meeting and Date: EDC/February 7, 2017

Synopsis: Requested Planned Unit Development & Annexation Agreement Amendment to the existing Cannonball Trails ordinances.

Council Action Previously Taken:

Date of Action: 7/22/2008 Action Taken: Approval of Ord. 2008-66

Item Number:

Type of Vote Required: None

Council Action Requested: Informational item. Feedback requested.

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

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: February 1, 2017
Subject: **PZC 2017-01 – Cedarhurst Living, LLC (AA & PUD Amendment)**
Former Cannonball Trails – NE Corner of US 34 & Cannonball Trail

Background & Request:

The petitioner, Dover Development, LLC, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting authorization of an amendment to the existing Cannonball Trails Planned Unit Development (PUD) and Annexation Agreement Amendment for the purpose of constructing a new two-story assisted living with memory care facility at the northeast corner of US 34 (Veterans Parkway) and Cannonball Trails.

The original annexation agreement for the approximately 6.7-acre property was approved in August 2000 and was subsequently amended in July 2008 via Ord. 2008-66. In the 2008 amendment, the prior owner of the property was granted approval for a multi-lot commercial/retail development known as Cannonball Trails and rezoned "PUD". Although a Final Plat was approved by the City Council in August 2009, it was never recorded with the county and the property has remained undeveloped since.



The current proposal seeks to amend the previously approved exhibits of the existing Cannonball Trails Planned Unit Development (PUD) to incorporate a revised preliminary site plan and to allow for all uses currently permitted in the B-1 Local Business District, B-2 Retail Commerce Business District and O Office District, such as assisted living and memory care operations, adult daycare facilities and medical

office business to be authorized. Additionally, with regards to the original annexation agreement, Dover Development, LLC is also seeking approval to amend the provisions related to the expiration of the recapture payments, requirements for certain public infrastructure improvements and site signage.

Per the City's Zoning Ordinance, the Planning and Zoning Commission (PZC) is authorized to review and make recommendations regarding the proposed amended PUD plan, while the City Council has the duty of considering the proposed Annexation Agreement amendment. A public hearing before the PZC for the amended PUD plan is scheduled for February 8, 2017 and a public hearing before the City Council regarding the Annexation Agreement amendment is scheduled for the February 14, 2017 meeting. It is anticipated the City Council will make a final determination on both requests at their regularly scheduled meeting on February 14, 2017.

Proposed Amended Plan

The petitioner, Dover Development, LLC, has prepared an amended preliminary PUD plan for the subject property which illustrates a 73-unit, two-story assisted living and memory care facility situated at the northeast corner of US 34 (Veterans Parkway) and Cannonball Trails. A dry detention basin is proposed along the southern property line adjacent to US 34 (Veterans Parkway) with a future office building planned north of main structure. As proposed, the approximately 65,000 square foot building's main entrance will face westward and have vehicular access to the site off of Cannonball Trail. The access drive will loop underneath the structures porte-cochere and connect to two (2) separate off-street parking lot areas. A future right-in/right-out entrance is also proposed to the north of the site with access to additional future office parking. A thirty-foot (30') landscape buffer is also provided along the north and east property lines.

Traffic/Parking

As mentioned above, off-street parking will be provided on lots to the north and south of the building with additional undefined parking areas illustrated for the future office building. A total of 46 parking stalls are proposed to accommodate the assisted living and memory care facility which exceeds the Zoning Code's minimum parking requirements for "elderly care uses" of 0.5 parking spaces per dwelling unit or 37 spaces.

In the originally approved commercial/retail PUD plan, there was a requirement of the developer to make improvements to the intersection of Cannonball Trails and US 34 (Veterans Parkway) including the construction of a right-turn lane on the east side of Cannonball Trail along the frontage of the property. This public improvement to the roadway was required due to the projected increase in traffic generated to/from the previously approved commercial land use. However, upon reviewing the petitioner's revised site plan and proposed assisted living and memory care land use, it is the City Engineer's finding that the previously required right-turn lane on Cannonball Trail is no longer necessary. The existing Cannonball Trail roadway configuration and capacity is sufficient to accommodate the minimal increase in traffic generated from the proposed and future uses.

Additionally, the proposed Illinois Department of Transportation's (IDOT) roadway widening of US 34 (Veterans Parkway) will not increase the state right-of-way along the frontage of this property.

Stormwater Management/Wetlands

The proposed dry detention basin area is ideally located in the southern area of the site along US 34 (Veterans Parkway), as the property's natural drainage pattern flows towards the southeast corner where a storm sewer currently exists. The detention basin will be designed to adequately capture the increase in volume of stormwater run off as a result of the proposed uses on the property. A stormwater permit will need to be approved by the City engineer and a dormant/back up Special Service Area (SSA)

established, per City ordinance, to ensure continued future maintenance should the property owner or its successor fail to do so. Finally, all available wetland inventory maps and regulatory floodplain maps were reviewed, and no issues were identified.

Public Utilities

The property is immediately accessible to public sewer and water via an existing 16" water main located on the western frontage of Cannonball Trail. An existing 15" sanitary sewer line is also located along the Cannonball Trail and runs length of the southern boundary of the subject property. Per the original conditions of the annexation agreement, the development will be required to annex and connect to the Yorkville Bristol Sanitary District (YBSD) service for which adequate capacity exists.

Existing Conditions:

The existing zoning and land use for properties surrounding the subject property are as indicated below:

| | Zoning | Land Use |
|-------|--|--|
| North | R-3 (Kendall County) | Single Family Residential |
| South | US 34 (Veterans Parkway) and B-2 Retail Commerce Business | US Highway/ Major Arterial Roadway Cimarron Ridge Commercial Dev. |
| East | R-3 (Kendall County) | Undeveloped Land |
| West | Cannonball Trail Planned Unit Development | Minor Arterial Roadway Kendall Marketplace Retail Dev. |

Comprehensive Plan:

The 2016 Comprehensive Plan Update designates this property as "Suburban Neighborhood" which is defined typically by single-family detached residential homes in typical conventional subdivision layouts. However, the 2016 Comprehensive Plan states that Yorkville has a significant senior and active adult housing need and such service-oriented housing types like assisted living care must be bolstered in the residential market to address this underserved population. Therefore, staff supports the proposed amended PUD and its consistency with the proposed underlining zoning of B-2 (per the Zoning Ordinance, nursing home/rest home is an identified permitted land use).

Proposed PUD Variances:

As part of the PUD amendment request, the Petitioner is seeking relief from Section 10-20-9 and 10-20-9-B of the Zoning Ordinance regarding free-standing monument signage and temporary signage, respectively. The petitioner is proposing three (3) monument signs on the PUD Plan sized up to 15' wide and up to 10' tall. Additionally, the petitioner is seeking approval for a temporary development sign on the property with an overall size of 6' x 8'.

Per Section 10-20-9 of the Zoning Ordinance, on lots three (3) acres or larger that have a street frontage in excess of 800' with two (2) entrances/exits at least 600' apart may have two (2) freestanding business signs 64 square feet or less in area and 12 feet or less in height on each street frontage. Additionally, in Section 10-20-9-B, temporary signs are allowed a maximum sign area of 32 square feet with a maximum height of 5 feet. Therefore, the proposed three (3) ground-mounted signs for this property will require variances regarding number, size and location. A variance is also required for the temporary sign regarding size and height.

Staff is supportive of the requested sign variances with the stipulation that the proposed three (3) ground mounted signs will be constructed in phases. The first phase will consist of no more than two (2) signs located along Cannonball Trail, just south of the main entrance driveway. The second phase will

consist of the remaining one (1) sign, located along Cannonball Trail north of the main entrance driveway and just south of the future right-in/right-out access drive, to be installed after the issuance of a building permit and as part of the construction of the proposed future building.

Proposed Annexation Agreement Amendments:

The following is an enumeration and staff's recommendations of the proposed amendments to the existing Cannonball Trails annexation agreement:

1. Petitioner is seeking as part of the amended PUD authorization to permit all O-Office District, B-1 Local Business District and B-2 Retail Commerce Business District for the subject property, specifically acknowledging assisted living and memory care, adult day care facilities and medical offices.
 - a. Staff is supportive of the request for underlining zoning designation and specified land uses.
2. Petitioner requests acknowledgement of the expiration of the recapture payment and delete all references to said recapture payments.
 - a. Staff is supportive of the request for deletion of the reference to recapture related to Resolution 1995-13 which is currently expired.
3. Petitioner requests acknowledgement that the previously required public infrastructure or oversizing of any public improvements/infrastructure, particularly Cannonball Trail roadway improvements, are no longer applicable.
 - a. Staff is supportive of the request for relief from the required public infrastructure improvements as requested, specifically the Cannonball Trail roadway improvements due to the less intense land use proposed than the previous development under the 2008 Planned Unit Development approved Concept Plan.
4. Petitioner requests that all structures built on the subject property during the term of the amended annexation agreement are permitted to be constructed under the existing building code standards effective on the date of approval (2008 National Electrical Code and the 2012 International Codes).
 - a. Staff is supportive of the request as it is the petitioner's intention to begin construction of the primary building, the assisted living and memory care facility, in the spring of 2017.

Special Use Criteria:

The subject property already has an existing Planned Unit Development (PUD), but the proposed revised land plan requires approval of an amendment. Since a PUD is a type of Special Use, the criteria for a Special Use per Section 10-4-9F of the City's Zoning Ordinance should be considered as part of this request. Therefore, according to the Zoning Ordinance, the following standards must be met:

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.

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 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.

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 8, 2017 Planning and Zoning Commission meeting.

Staff Comments:

The Planned Unit Development and Annexation Agreement Amendment request for a new assisted living and memory care facility is supported by staff. The current bulk regulations (setbacks, lot coverage, building height) are being met and the proposed use is consistent with the current comprehensive plan as it provides an identified community need.

A public hearing regarding the Planned Unit Development amendment is scheduled for February 8, 2017 before the Planning and Zoning Commission (PZC), with a subsequent public hearing before the City Council on February 14, 2017 for the proposed Annexation Agreement amendment.

A recommendation from the PZC regarding the PUD amendment will be forwarded to the City Council for consideration at the February 28, 2017 regularly scheduled meeting contemporaneously with the Annexation Agreement amendment request.

Staff will be available to answer any question the Economic Development Committee may have at Tuesday night's meeting.

Attachments:

1. Copy of Petitioner's Application w/exhibits.
2. Copy of Public Notice.



United City of Yorkville

800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
Fax: 630-553-3436

APPLICATION TO AMEND ANNEXATION OR PLANNED UNIT DEVELOPMENT AGREEMENT

Purpose of Application

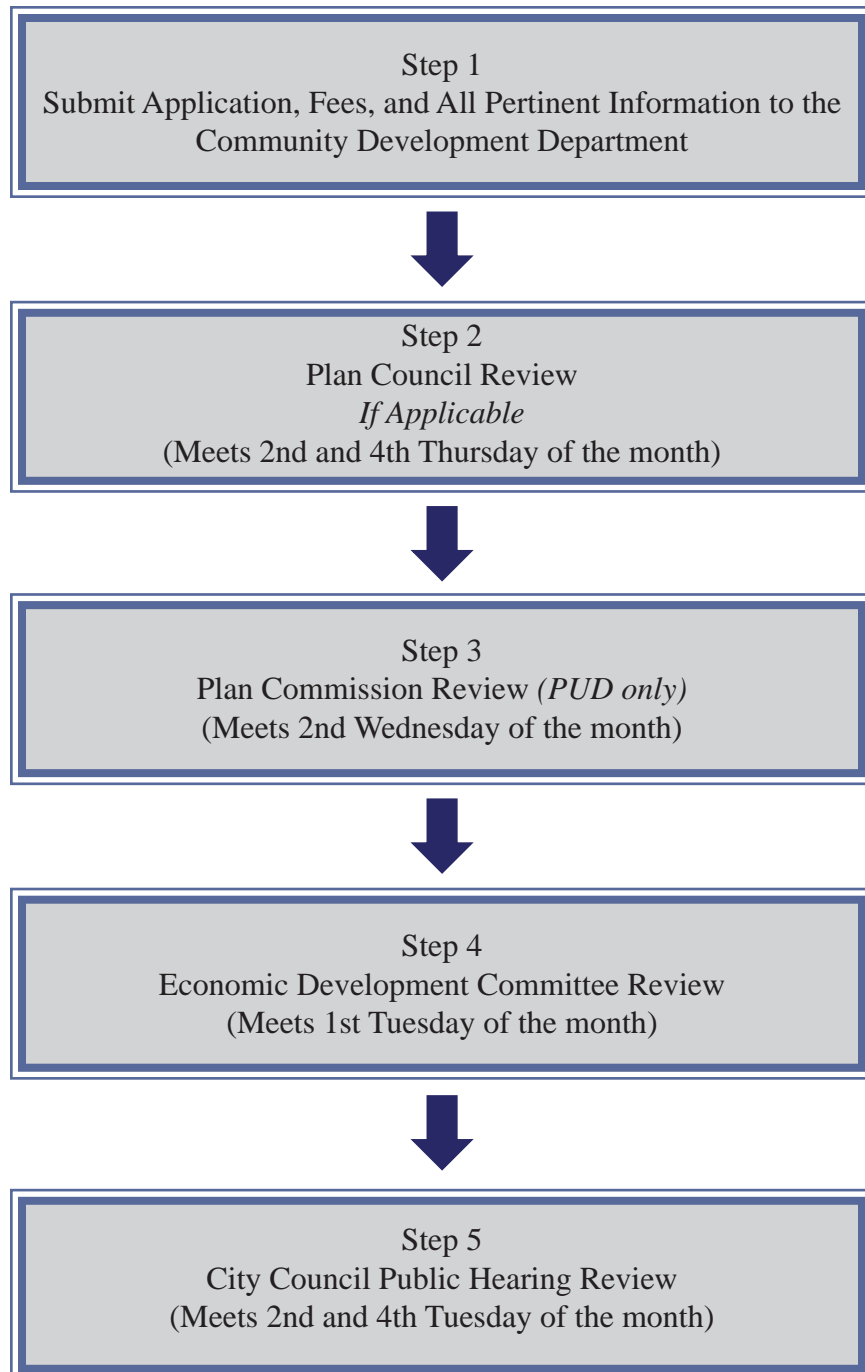
Annexation Agreements specify the desired zoning and other requested approvals (i.e., bulk regulations, variances, building codes, development impacts and contributions, etc.) that will affect the property and successor owners. Planned Unit Development (PUD) Agreements are unique and a complex form of zoning which differs from the conventional approval process allowing for flexibility in the design and land use of larger scale developments. Such approvals require agreements that are contractual in nature, therefore an amendment must be sought when a change, minor or substantial, in the original terms of the annexation or Planned Unit Development (PUD) Agreement occurs.

This packet explains the process to successfully submit and complete an Application to Amend an Annexation or Planned Unit Development Agreement. It includes a detailed description of the process and the actual application itself (Pages 6 to 9). Please type the required information in the application on your computer. The application will need to be printed and signed by the applicant. The only item that needs to be submitted to the City from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

For a complete explanation of what is legally required throughout the Amendment process, please refer to "Title 10, Chapter 4, Section 10 Amendments" of the Yorkville, Illinois City Code.

Application Procedure

Procedure Flow Chart



Application Procedure

Step 1

Application Submittal

The following must be submitted to the Community Development Department:

- 2 original signed applications with legal description.
- 5 copies each of the application and exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee. (See attached Fee Sheet on page 5)
- 1 CD containing an electronic copy (pdf) of each of the signed application (complete with exhibit), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is required on the CD.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of 45 days prior to the targeted Plan Commission meeting. An incomplete submittal could delay the scheduling of the project.

Applicant will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The applicant will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.

Step 2

Plan Council (*If Applicable*)

Applicant may present the proposed amended plan to the Plan Council. The Plan Council meets on the 2nd and 4th Thursday of the month. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. Upon recommendation by the Plan Council, applicant will move forward to the Plan Commission hearing.

Step 3

Plan Commission (*PUD Amendments Only*)

Applicant will attend a public hearing conducted by the Plan Commission. The Plan Commission meets on the 2nd Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The applicant is responsible for sending certified public hearing notices to adjacent property owners within 500 feet of the subject property no less than 15 days and no more than 30 days prior to the public hearing date. Twenty Four (24) hours prior to the public hearing, a certified affidavit must be filed by the applicant with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Plan Commission meeting.

Application Procedure

Step 4

Economic Development Committee

Applicant must present the proposed amendment agreement and/or plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month in the Yorkville City Hall Conference Room. This session is to discuss and consider recommendations prior to full City Council considerations and provide informal feedback. The Economic Development Committee will submit its recommendation to City Council.

Step 5

City Council

Applicant will attend the City Council meeting where the recommendation of the proposed amendment will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. City Council will make the final approval of the amendment.

Dormant Applications

The Community Development Director shall determine if an application meets or fails to meet the requirements stated above. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial plan commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

**United City of Yorkville**

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

Fax: 630-553-7575

**INVOICE & WORKSHEET
PETITION APPLICATION****CONTACT:**

Jordan Dorsey

jdorsey@cedarhurstliving.com

314-254-8354

DEVELOPMENT/ PROPERTY:

NE Corner Hwy 34/Cannonball Trail

Acreage: Appx. 6.7

Date: 1-4-16

Concept Plan Review: ☐ Yes ☒ No \$ 0
Engineering Plan Review Deposit of \$500 due

Amendment: ☒ Yes ☐ No \$ 1,000
\$500.00 Fee due for each: (Annexation) (Plan) (Plat) (PUD)
X X

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, 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 \$ _____
X

P.U.D. Fee: \$500.00 ☐ Yes ☒ No \$ _____
X

Final Plat Fee: \$500.00 ☐ Yes ☒ No \$ _____
X

Engineering Plan Review Deposit: ☒ Yes ☐ No \$ 2,500
☐ 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 \$ 2,500
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: \$ 6,000

Word/ O Drive/ Dev. Dep. ARO/ Fee Sheet Wkst

Application For Amendment

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 (Kendall County) |
| East | R-3 (Kendall County) |
| South | B-2 (Yorkville) |
| West | PUD (Yorkville) - Kendall Marketplace |

Current Zoning Classification

Kendall County Parcel Number(s) of Property

| | |
|---------------|---------------|
| 02-29-100-004 | 02-29-100-005 |
| | |
| | |
| | |

List all governmental entities or agencies required to receive notice under Illinois law:

N/A

Application For Amendment

Property Information

Name of Agreement

Date of Recording

Summarize the items to be amended from the existing agreement:

AMEND EXHIBITS TO INCORPORATE APPLICANT'S CONCEPTUAL SITE PLAN AND TO ALLOW FOR ALL USES THAT ARE CURRENTLY PERMITTED IN THE B-1, B-2, OR O DISTRICTS IN ACCORDANCE WITH THE CITY'S CURRENT ZONING ORDINANCE, SPECIFICALLY ACKNOWLEDGING, WITHOUT LIMITATION, ASSISTED LIVING AND MEMORY CARE, ADULT DAYCARE FACILITIES, AND MEDICAL OFFICES AS PERMITTED USES

APPROVE APPLICANT'S CONCEPTUAL SITE PLAN, SUBJECT TO FINAL ENGINEERING; APPLICANT'S PREFERRED SITE PLAN IS SET FORTH AS EXHIBIT E; IF ENGINEERING AND DETENTION REQUIREMENTS LIMIT THE SITE PLAN SHOWN AS EXHIBIT E, APPLICANT'S SECONDARY SITE PLAN IS SHOWN AS EXHIBIT F

ACKNOWLEDGE EXPIRATION OF RECAPTURE PAYMENT AND DELETE ALL REFERENCES TO REQUIRED RECAPTURE PAYMENTS

ACKNOWLEDGE THAT APPLICANT WILL NOT BE REQUIRED TO CONSTRUCT ANY PUBLIC INFRASTRUCTURE OR OVERSIZE ANY PUBLIC IMPROVEMENTS OR INFRASTRUCTURE RELATED TO THE PROPERTY

ACKNOWLEDGE THAT APPLICANT SHALL NOT BE REQUIRED TO COMPLY WITH ANY SETBACKS OR LANDSCAPE REQUIREMENTS THAT ARE NOT CITY CODE REQUIREMENTS

PERMIT APPLICANT TO INSTALL UP TO THREE (3) MONUMENT SIGNS ON THE PROPERTY SIZED UP TO 15' WIDE AND UP TO 10' TALL IN LOCATIONS GENERALLY SHOWN ON THE ATTACHED SITE PLANS; ALSO TO ALLOW APPLICANT'S TEMPORARY DEVELOPMENT SIGN SIZED AS 6' X 8'

**PUD AMENDMENT SHALL BE SUBJECT TO APPLICANT'S OR APPLICANT'S AFFILIATE'S CLOSING ON THE PROPERTY

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

Application For Amendment

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".

Applicant must attach a true and correct copy of the existing agreement and title it as "Exhibit C".

Applicant must attach amendments from the existing agreement and title it as "Exhibit D".

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


JORDAN DORSEY, FOR DOVER DEVELOPMENT, LLC

1-3-17

Owner hereby authorizes the applicant to pursue the appropriate entitlements on the property.

Owner Signature

Date


FOR FIRST NATIONAL BANK OF OTTAWA

1-5-17

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

| | | |
|---|--|---|
| Development/Property Address: NE CORNER HWY 34/CANNONBALL TRAIL | Project No.: <i>FOR CITY USE ONLY</i> | Fund Account No.: <i>FOR CITY USE ONLY</i> |
|---|--|---|

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 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

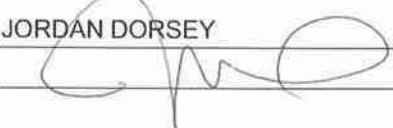
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

| | | | | |
|------------------------|--------------------------------------|----------|----------|-----------|
| Name/Company Name: | Address: | City: | State: | Zip Code: |
| DOVER DEVELOPMENT, LLC | 120 SOUTH CENTRAL AVENUE, SUITE 725, | CLAYTON, | MISSOURI | 63105 |

| | | | |
|--------------|---------|------|------------------------------|
| Telephone: | Mobile: | Fax: | E-mail: |
| 314-254-8354 | | | JDORSEY@CEDARHURSTLIVING.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: JORDAN DORSEY Title: V/P, DOVER DEVELOPMENT, LLC
 Signature*:  Date: 1-3-17

***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

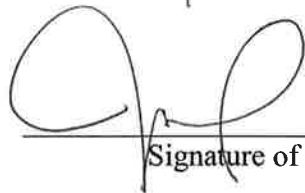
Signature: _____ ☐ Other

DEPARTMENT ROUTING FOR AUTHORIZATION: ☐ Comm Dev. ☐ Building ☐ Engineering ☐ Finance ☐ Admin.

**CERTIFIED MAILING
AFFIDAVIT**

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

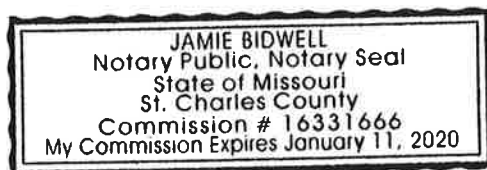
I/We, Dover Development, LLC, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, Feb, 8th 2017, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on January 23, 2017.

 for Dover Development, LLC
Signature of Petitioner(s)

Subscribed and sworn to before me this

23rd day of January, 2017


Notary Public



PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2017-01

NOTICE IS HEREWITH GIVEN THAT Dover Development, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting authorization of an amendment to the existing Cannonball Trails Planned Unit Development and Annexation Agreement for the purpose of constructing a new two-story assisted living with memory care facility. The petitioner seeks to amend the previously approved exhibits in the Planned Unit Development to incorporate a revised conceptual site plan and to allow for all uses that are currently permitted in the B-1 Local Business District, B-2 Retail Commerce Business District and O Office District, specifically and without limitation to assisted living and memory care, adult daycare facilities and medical office uses. Additional requested amendments to the Planned Unit Development and Annexation Agreement relate to expiration of recapture payments, requirements for certain public infrastructure improvements and site signage. The real property consists of approximately 6.7 acres, and is generally located at the northeast corner of US HWY 34 (Veterans Parkway) and Cannonball Trail, in Yorkville, Illinois.

The legal description is as follows:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 41 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF OAK KNOLLS SUBDIVISION, 317.68 FEET TO THE CENTER LINE OF CANNONBALL TRAIL; THENCE SOUTH 21 DEGREES 49 MINUTES 35 SECONDS WEST ALONG SAID CENTER LINE 219.07 FEET TO THE NORTHERLY LINE OF A TRACT CONVEYED TO KENDALL COUNTY BY DOCUMENT NO 907978; THENCE SOUTH 68 DEGREES 10 MINUTES 25 SECONDS EAST ALONG SAID NORTH LINE 35.0 FEET TO THE EAST LINE OF CANNONBALL TRAIL; THENCE SOUTH 18 DEGREES 56 MINUTES 6 SECONDS WEST ALONG SAID EAST LINE 198.25 FEET TO AN ANGLE POINT; THENCE SOUTH 21 DEGREES 49 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE 185.73 FEET TO AN ANGLE POINT; THENCE SOUTH 45 DEGREES, 10 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE 73.20 FEET TO THE NORTHERLY LINE OF U.S. ROUTE NO. 34; THENCE EASTERLY ALONG SAID NORTHERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF

7,538.42 FEET, AN ARC DISTANCE OF 462.40 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 49 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE 697.74 FEET TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.
(PERMANENT INDEX NUMBER: 02-29-100-004 AND 02-29-100-005)

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, February 8, 2017 at 7 p.m. at the United City of Yorkville, City Council Chambers, 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.

Application and information materials regarding this notice are available for public review and any questions or written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

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
PLANNING AND ZONING COMMISSION
PZC 2017-01

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The legal description is as follows:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 41 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF OAK KNOLLS SUBDIVISION, 317.68 FEET TO THE CENTER LINE OF CANNONBALL TRAIL; THENCE SOUTH 21 DEGREES 49 MINUTES 35 SECONDS WEST ALONG SAID CENTER LINE 219.07 FEET TO THE NORTHERLY LINE OF A TRACT CONVEYED TO KENDALL COUNTY BY DOCUMENT NO 907978; THENCE SOUTH 68 DEGREES 10 MINUTES 25 SECONDS EAST ALONG SAID NORTH LINE 35.0 FEET TO THE EAST LINE OF CANNONBALL TRAIL; THENCE SOUTH 18 DEGREES 56 MINUTES 6 SECONDS WEST ALONG SAID EAST LINE 198.25 FEET TO AN ANGLE POINT; THENCE SOUTH 21 DEGREES 49 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE 185.73 FEET TO AN ANGLE POINT; THENCE SOUTH 45 DEGREES, 10 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE 73.20 FEET TO THE NORTHERLY LINE OF U.S. ROUTE NO. 34; THENCE EASTERLY ALONG SAID NORTHERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF

7,538.42 FEET, AN ARC DISTANCE OF 462.40 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 49 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE 697.74 FEET TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.
(PERMANENT INDEX NUMBER: 02-29-100-004 AND 02-29-100-005)

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, February 8, 2017 at 7 p.m. at the United City of Yorkville, City Council Chambers, 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.

Application and information materials regarding this notice are available for public review and any questions or written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk

EXHIBIT "A"

That part of the Northwest Quarter of Section 29, Township 37 North, Range 7 East of the Third Principal Meridian described as follows:

Beginning at the Northeast corner of said Northwest Quarter; thence South 88 degrees 41 minutes 11 seconds West along the South line of Oak Knolls Subdivision, 317.68 feet to the center line of Cannonball Trail; thence South 21 degrees 49 minutes 35 seconds West along said center line 219.07 feet to the Northerly line of a tract conveyed to Kendall County by Document No 907978 ; thence South 68 degrees 10 minutes 25 seconds East along said North line 35.0 feet to the East line of Cannonball Trail; thence South 18 degrees 56 minutes 6 seconds West along said East line 198.25 feet to an angle point; thence South 21 degrees 49 minutes 35 seconds West along said East line 185.73 feet to an angle point; thence South 45 degrees, 10 minutes 25 seconds East along said East line 73.20 feet to the Northerly line of U.S. Route No. 34; thence Easterly along said Northerly line, being along a curve to the right having a radius of 7,538.42 feet, an arc distance of 462.40 feet to the East line of said Northwest Quarter; thence North 00 degrees 49 minutes 35 seconds West along said East line 697.74 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

Exhibit B

02-29-127-032

CASTLE BANK NA, % JAMES RATOS
207 W KENDALL DR
YORKVILLE, IL 60560

02-29-127-037

CASTLE BANK NA, % JAMES RATOS
207 W KENDALL DR
YORKVILLE, IL 60560

02-29-127-041

CASTLE BANK NA, % JAMES RATOS
207 W KENDALL DR
YORKVILLE, IL 60560

02-20-381-006

KENDALL HOLDINGS I LLC, % GREENWOOD
GLOBAL INC
707 SKOKIE BLVD STE 600
NORTHBROOK, IL 60062

02-20-381-007

KENDALL HOLDINGS I LLC, % GREENWOOD
GLOBAL INC
707 SKOKIE BLVD STE 600
NORTHBROOK, IL 60062

02-20-381-008

KENDALL HOLDINGS I LLC, % GREENWOOD
GLOBAL INC
707 SKOKIE BLVD STE 600
NORTHBROOK, IL 60062

02-29-100-005

FIRST NATIONAL BANK OF OTTAWA,
701 LASALLE ST
OTTAWA, IL 61350

02-29-131-001

KENDALL HOLDINGS I LLC, % GREENWOOD
GLOBAL INC
707 SKOKIE BLVD STE 600
NORTHBROOK, IL 60062

02-29-131-002

KENDALL HOLDINGS I LLC, % GREENWOOD
GLOBAL INC
707 SKOKIE BLVD STE 600
NORTHBROOK, IL 60062

02-29-131-003

KENDALL HOLDINGS I LLC, % GREENWOOD
GLOBAL INC
707 SKOKIE BLVD STE 600
NORTHBROOK, IL 60062

02-29-131-004

KENDALL HOLDINGS I LLC, % GREENWOOD
GLOBAL INC
707 SKOKIE BLVD STE 600
NORTHBROOK, IL 60062

02-29-131-005

KENDALL HOLDINGS I LLC, % GREENWOOD
GLOBAL INC
707 SKOKIE BLVD STE 600
NORTHBROOK, IL 60062

02-29-201-002

HARVEST PROPERTY MANAGEMENT
PO BOX 51
YORKVILLE, IL 60560

02-20-376-001

OLIVER, RONALD R
3926 CANNONBALL TRL
YORKVILLE, IL 60560

02-29-127-040

CASTLE BANK
%KAPPOS PETER
304 HAMBLETONIAN DR
OAK BROOK, IL 60523

02-29-127-034

CASTLE BANK NA, % JAMES RATOS
207 W KENDALL DR
YORKVILLE, IL 60560

02-29-127-039

LI, KAI FENG
684 VETERANS PKWY
YORKVILLE, IL 60560

02-29-127-042

CASTLE BANK NA
% GEORGE KAPPOS
319 TRINITY LN
OAK BROOK, IL 60523

Exhibit B

02-29-126-007

FIRST NATIONAL BANK OTTAWA
701 LASALLE ST
OTTAWA, IL 61350

02-29-203-018

CASTLE BANK NA, % JAMES RATOS
207 W KENDALL DR
YORKVILLE, IL 60560

02-29-100-004

FIRST NATIONAL BANK OF OTTAWA,
701 LASALLE ST
OTTAWA, IL 61350

02-29-201-001

ESMER CAPITAL MANAGE ENTER LLC
PO BOX 51
YORKVILLE, IL 60560

02-20-376-003

CLACK, BOBBY J & MARILYN
3974 CANNONBALL TRL
YORKVILLE, IL 60560

02-29-126-006

FIRST NATIONAL BANK OF OTTAWA,
%TRUST DEPARTMENT
701 LASALLE ST
OTTAWA, IL 61350

02-20-376-002

MATLOCK, GARY L
3960 CANNONBALL TRL
YORKVILLE, IL 60560

02-20-451-001

CRAWFORD PAUL D &, RALEY CATHERINE M
20 HICKORY LN
YORKVILLE, IL 60560

02-20-451-002

OLD 2ND NATIONAL BANK
37 S RIVER ST
AURORA, IL 60507

02-20-452-005

VITEK, FRANKLIN & JOANNE
15 HICKORY LN
YORKVILLE, IL 60560

02-20-452-006

MOLNAR, JILL S
23 HICKORY LN
YORKVILLE, IL 60560

02-20-452-007

PRICE, KYLE A LIV TRUST
29 HICKORY LN
YORKVILLE, IL 60560

02-20-353-008

KENDALL HOLDINGS I LLC, % GREENWOOD
GLOBAL INC
707 SKOKIE BLVD STE 600
NORTHBROOK, IL 60062

200000012562
 Filed for Record in
 KENDALL COUNTY, ILLINOIS
 PAUL ANDERSON
 On 09-15-2000 At 02:51 pm.
 ANNEX AGREE 33.00

Revised August 23, 2000

STATE OF ILLINOIS)
)SS
 COUNTY OF KENDALL)

**PLANNED UNIT DEVELOPMENT AND
 ANNEXATION AGREEMENT
 OLD KENT BANK SUCCESSOR TRUSTEE TO
 MERCHANTS NATIONAL BANK OF AURORA, TRUSTEE (TRUST #5085)
 and ARTHUR SHERIDAN (OWNER)
 and COURTHOUSE SQUARE, L.L.C. (DEVELOPER)**

This Planned Unit Development and Annexation Agreement (hereinafter "Agreement"), is made and entered into this 10th day of AUGUST, 2000, by and between the UNITED CITY OF YORKVILLE, a municipal corporation, hereinafter referred to as "CITY", OLD KENT BANK, SUCCESSOR TRUSTEE TO MERCHANTS NATIONAL BANK OF AURORA, TRUSTEE UNDER TRUST #5085, ARTHUR SHERIDAN, beneficiary thereof and COURTHOUSE SQUARE, L.L.C. (in formation) as "DEVELOPER",

WITNESSETH

WHEREAS, OWNER owns fee simple interest to the real property which is legally described in Exhibit "A" attached hereto and depicted on the Plat of Annexation attached hereto and incorporated herein as Exhibit "A-1", consisting of approximately 6.4 acres, more or less (hereinafter "PROPERTY"); and

WHEREAS, it is the desire of OWNER and DEVELOPER to provide for the annexation of the subject real PROPERTY; and to develop the PROPERTY in the CITY in accordance with the terms of this Agreement and the Ordinances of the CITY; and to provide that when said PROPERTY is annexed zoning will be granted at that time; and

WHEREAS, it is the desire of the CITY to annex the PROPERTY and facilitate its development pursuant to the terms and conditions of this Agreement and the Ordinances of the CITY; and

WHEREAS, OWNER and DEVELOPER and CITY has or will perform and execute all acts required by law to effectuate such annexation; and

WHEREAS, all notices required by law relating to the annexation of the PROPERTY to the CITY have been given to the persons or entities entitled thereto, pursuant to the applicable provisions of the Illinois Compiled Statutes; and

WHEREAS, the OWNER and DEVELOPER and CITY agree that upon Annexation to the CITY the subject PROPERTY shall be zoned as O (Office District) Planned Unit Development, with the subject real property to be entitled to all uses under the O (Office District) and only the specific business uses currently permitted under the CITY B-1 (Limited business District) and B-2 (General Business District) as set out in the attached Exhibit "B" which is incorporated herein by reference; and

WHEREAS, OWNER and DEVELOPER have agreed that in consideration of the CITY agreeing to annex and zone the subject real property of OWNER as Planned Unit Development with the additional business uses permitted as set out in Exhibit "B", OWNER and DEVELOPER agree that all of the remaining B-1 (Limited Business District) and B-2 (General Business District) uses set out in the CITY Zoning Ordinance for B-1 and B-2 but which are not listed in the attached Exhibit "B" shall not be permitted uses under this Agreement; and all B-3 (Service Business District) and B-4 (Business District) uses as contained in the CITY Zoning Ordinance are specifically prohibited from use on the subject real property. In the event the O (Office District), B-1 (Limited Business District), or B-2 (General Business District) are amended from time to time permitting additional uses, OWNER and DEVELOPER may petition for said additional uses without additional fee by Petition to Modify this Planned Unit Development Agreement upon approval by the City Council as to any change in the CITY Office Zoning Classification; but will require a Public Hearing to be held and City Council approval if there is a modification sought requesting additional B-1 or B-2 uses by OWNER and DEVELOPER; and

WHEREAS, in reliance upon the development of the PROPERTY in the manner proposed, OWNER and DEVELOPER and the CITY have agreed to execute all petitions and other documents that are necessary to accomplish the annexation of the PROPERTY to the CITY; and

WHEREAS, in accordance with the powers granted to the CITY by the provisions of 65 ILCS 5/11-15.1-1 through 15.1-5, inclusive, relating to Annexation Agreements, the parties hereto wish to enter into a binding agreement with respect to the future annexation and zoning of the subject PROPERTY and to provide for various other matters related directly or indirectly to the annexation of the PROPERTY in the future, as authorized by, the provisions of said statutes; and

WHEREAS, pursuant to due notice and publication in the manner provided by law, the appropriate zoning authorities of the CITY have had such public hearing and have taken all further action required by the provisions of 65 ILCS 5/11-15-1.3 and the ordinances of the CITY relating to the procedure for the authorization, approval and execution of this Annexation Agreement by the CITY.

NOW, THEREFORE, in consideration of the mutual covenants, agreements and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the parties agree as follows:

1. ANNEXATION.

OWNER and DEVELOPER have filed with the Clerk of the CITY a duly executed verified petition to annex pursuant to, and in accordance with the provisions of 65 ILCS 5/7-1-1 et seq. to annex the PROPERTY to the UNITED CITY OF YORKVILLE.

2. ZONING.

- A. Contemporaneously with the Annexation of the subject PROPERTY, the CITY shall adopt an ordinance amending the provisions of the United City of Yorkville Zoning Ordinance so as to provide that the PROPERTY shall be classified and shall zone the parcel Office PUD permitting the limited business uses as set forth in Exhibit "B".
- B. Contemporaneously with the Annexation of the PROPERTY, the CITY shall, if necessary, amend its Comprehensive Plan to provide for the uses on the PROPERTY that are reflected in this Agreement.
- C. The CITY and OWNER and DEVELOPER agree that the PROPERTY shall be developed in substantial compliance with the ordinances of the CITY in effect at the time of passage of this agreement by the City Council of the UNITED CITY OF YORKVILLE.
- D. Hours of operation of any convenience store at this location shall be limited to 6:00 a.m. to midnight.
- E. That all recitals contained in this Agreement are hereby incorporated as enforceable covenants and conditions of this Agreement.

3. ANNEXATION TO YORKVILLE-BRISTOL SANITARY DISTRICT

- A. OWNER and DEVELOPER agree to file the necessary petitions and agreements to request annexation and sanitary sewer service for the PROPERTY from the Yorkville-Bristol Sanitary District and the CITY shall provide a letter to Yorkville-Bristol Sanitary District indicating the CITY's desire to annex and have Yorkville-Bristol Sanitary District service the property. The subject real property has been identified by the CITY as being located within the Facility Plan Area of the Yorkville-Bristol Sanitary

District. Attached hereto as Exhibit "C" is an extended Annexation Application to the Yorkville-Bristol Sanitary District.

- B. In the event at the time OWNER/DEVELOPER is ready to develop the subject real property, Yorkville-Bristol Sanitary District lacks capacity to service the development. OWNER/DEVELOPER shall be permitted to serve the subject development by septic system on a temporary basis at OWNER's expense until sanitary sewer is available.

OWNER/DEVELOPER agrees to connect to the sanitary sewer service within one hundred eighty (180) days of capacity being available.

In the event OWNER/DEVELOPER does temporarily hook-up to a septic system, OWNER/DEVELOPER shall be required to deposit with the CITY either a Letter of Credit or Bond in an amount approved by the City Engineer to secure hook-up for sanitary sewer purposes.

4. MUNICIPAL IMPROVEMENTS.

- A. The CITY acknowledges that it currently has the ability to provide ample quantities of water for the use of this development and that the UNITED CITY OF YORKVILLE will support the development's tap into the Yorkville-Bristol Sanitary District system.

- B. OWNER and DEVELOPER upon development of the subject real property shall provide two watermain extensions of 8" watermain to the East side of the subject site.

- C. The OWNER and DEVELOPER will be given a recapture agreement for any use or extension of any developer improvements of roadways, storm water, water or sewer facilities to or through this property for other than their own development which are required by the CITY or other governmental body, which benefit off-site owners or developers.

5. RECAPTURE.

In the event the OWNER and DEVELOPER seek recapture reimbursement; or the CITY requests OWNER or DEVELOPER to construct public improvements benefitting other parcels, the parties agree a Recapture Agreement shall be executed pursuant to and in compliance with the Illinois Compiled Statutes, Local Government Act governing the Recapture with the requisite Public Hearing being held and Requisite Recapture Ordinance being approved by the City Council contingent on the percentage of the benefit to the OWNER other than the DEVELOPER and including the service area effected.

6. SIGNAGE:

The CITY agrees to allow the following signage to be used in the development in conformance with City Ordinances:

- A. Two identification signs (one for the commercial area not to exceed 100 square feet and one for the office area not to exceed 100 square feet).
- B. Individual building signs shall be permitted for each business located within the development the size of which will conform to CITY ordinances.
- C. Directional signs directing traffic within the development in conformance with CITY ordinances or if the sign ordinance is silent then at the discretion of the DEVELOPER.
- D. All signs must conform to the requirements of the CITY sign Ordinance in relation to locations on the subject site, dimensions permitted and the like notwithstanding anything contained herein.

7. OVERSIZING.

In the event OWNER and DEVELOPER is required on or off-site to oversize any water, storm sewer or City sanitary sewer lines or to develop any roadways for future extension to accommodate other properties, CITY agrees to require anyone connecting to said lines to pay the CITY who then shall reimburse OWNER and DEVELOPER within 30 days of connection by the OWNER and DEVELOPER of any other parcel of real property connecting to said improvements, for OWNER and DEVELOPER's costs in over-sizing said lines including costs for deepening said lines and any engineering fees and all other costs associated therewith. The agreement for recapture is a part of this agreement and shall become effective with this agreement. The terms and costs for the recapture shall be calculated at the time of additional connection by other owners/developers on a basis of all cost of the improvement including the cost of interest paid and lost interest income since the time of annexation prorated by the number of square feet to be connected to the system(s).

8. PLANNED UNIT DEVELOPMENT ZONING AND CONDITIONS

The parties agree upon approval of this Agreement, the subject real property shall be zoned by Ordinance as Office PUD with limited business uses as set forth in Exhibit "B". The subject property shall be developed and improved as Planned Unit Development under the following criteria:

- A. Specific building locations as generally defined by the site plan, as per Exhibit "D".

- B. It is the intent of the OWNER and DEVELOPER to provide additional shrubbery, landscaping or screening to the most northerly and easterly area of the parcel. Setbacks shall be according to the Site Plan, Exhibit "D", attached; and in conformance with the CITY Amended Landscape Ordinance #2000-48. The site plan attached is hereby modified to provide that a minimum distance of approximately 400 feet shall be maintained between the northerly property line of the subject site and the commercial center for business use shown on the subject site.
- C. The OWNER and DEVELOPER shall be permitted to operate any permitted use under the UNITED CITY OF YORKVILLE Ordinance in all "B-1" and "B-2" Business Classification District and "O" Office District, which are set out in the attached Exhibit "B" that is used in relation to retail sales or service on the subject site.
- D. Parking shall be in conformance with city ordinance related to each classification of use. Minimum setback from the property line to parking areas as shown on the subject site plan shall be 45 feet from Route 34. The existing residence on Cannonball Trail which will be converted to office use shall not be subject to said setback.
- E. Detention shall be provided on-site in conformance with the CITY Ordinance.
- F. OWNER and DEVELOPER shall provide an Exhibit to this Agreement of all building facades to be used in the development of the real property as substantially presented to the CITY as set out in the attached Exhibit "F"; and in Landscape Plan which is attached hereto and incorporated herein as Exhibit "E".

9. TIME IS OF THE ESSENCE.

It is understood and agreed by the parties hereto that time is of the essence in this Agreement, and that all parties will make every reasonable effort to expedite the subject matter hereof. It is further understood and agreed by the parties that the successful consummation of this Agreement requires their continued cooperation.

10. BINDING EFFECT AND TERM.

This Annexation Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns including, but not limited to, successor owners of record, successor developers, lessees and successor lessees, and upon an successor municipal authority of

the CITY and successor municipalities for a period of twenty (20) years from the later of the date of execution hereof and the date of adoption of the ordinances pursuant hereto.

11. NOTICES AND REMEDIES.

Nothing contained herein shall require the original named OWNER in this Agreement to undertake any of the development obligations in this Agreement; those obligations being the responsibility of the DEVELOPER of the subject parcel and/or future OWNER of the subject parcel of real property.

Upon breach of this Agreement, any of the parties in any court of competent jurisdiction, by any action or proceeding at law or in equity, may exercise any remedy available at law or equity.

Before any failure of any party of this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify in writing, by certified mail/return receipt requested, the party alleged to have failed to perform, state the obligation allegedly not performed and the performance demanded.

Notice shall be provided at the following addresses:

CITY: UNITED CITY OF YORKVILLE
800 Game Farm Rd.
Yorkville, IL 60560
Attn: Mayor

Copy to: CITY Attorney:
Daniel J. Kramer
1107A S. Bridge St.
Yorkville, IL 60560

OWNER and DEVELOPER: Arthur Sheridan and Associates, Ltd.,
100 Tower Dr.
Burr Ridge, IL 60521

12. AGREEMENT TO PREVAIL OVER ORDINANCES.

In the event of any conflict between this Agreement and any ordinances of the CITY in force at the time of execution of this agreement or enacted during the pendency of this agreement, the provision of this Agreement shall prevail to the extent of any such conflict or inconsistency.

13. PARTIAL INVALIDITY OF AGREEMENT.

If any provision of this Agreement (except those provisions relating to the requested rezoning of the PROPERTY identified herein and the ordinances adopted in connection herewith), or its application to any person, entity, or property is held invalid, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect the application or validity of any, other terms, conditions and provisions of this Agreement and, to that end, any terms, conditions and provisions of this Agreement are declared to be severable.

If, for any reason during the term of this Agreement, any approval or permission granted hereunder regarding plans or plats of subdivision or zoning is declared invalid, the CITY agrees to take whatever action is necessary to reconfirm such plans and zoning ordinances effectuating the zoning, variations and plat approvals proposed herein.

14. USE OF PROPERTY FOR FARMING/ZONING.

Any portion of the PROPERTY, which is not conveyed or under development as provided herein, may be used for farming purposes, regardless of the underlying zoning.

Further, the parties agree that until, or unless it is converted to a permitted office or business use pursuant to this Agreement, the house currently located on the subject premises may continue to be occupied as a legal non-conforming use of the residence. However, once converted to "O" Office District or "B" Business District use, it shall no longer be occupied as a residence.

15. TRANSPORTATION.

The CITY shall put forth its best effort as a joint applicant with the DEVELOPER regarding issues effecting surrounding roadway; whether they be Federal, State, County, Township, or City to gain approval for access (ingress and egress), widening, improvements, signalization, etc. as may be required.

IN WITNESS WHEREOF, the parties have executed this Annexation Agreement the day and year first above written.

CITY:
THE UNITED CITY OF YORKVILLE

By: Arthur H. Haskins Jr.
MAYOR

Attest: Deborah K. Simmons
CITY CLERK

Unofficial

OWNER:
OLD KENT BANK, SUCCESSOR TRUSTEE
TO MERCHANTS NATIONAL BANK OF AURORA,
TRUSTEE UNDER TRUST #5085

By: Mary L. Chidester

Attest: James J. Elbert
VICE PRESIDENT & TRUST OFFICER

This Instrument is executed by OLD KENT BANK, successor to MERCHANTS NATIONAL BANK OF AURORA, not personally but solely as Trustee, as aforesaid. All the warranties, covenants and conditions to be performed hereunder by OLD KENT BANK, successor to MERCHANTS NATIONAL BANK OF AURORA are undertaken by it solely as Trustee, as aforesaid and not individually. No personal liability shall be asserted or be enforceable against OLD KENT BANK, successor to MERCHANTS NATIONAL BANK OF AURORA by reason of any of the covenants, statements, representations or warranties contained in this instrument, which are made and intended for the purpose of binding only that portion of the trust property specifically described herein.

DEVELOPER:
COURTHOUSE SQUARE, L.L.C.

By: Arthur Sheridan
Arthur Sheridan - Beneficiary/Manager

PREPARED BY AND RETURN TO:
Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

EXHIBIT LIST

- Exhibit "A" - Legal description
- Exhibit "A-1" - Accurate Map of Territory to be Annexed to the United City of Yorkville, Kendall County, Illinois
- Exhibit "B" - Zoning Ordinance for O (Office District), B-1 (Limited Business District), B-2 (General Business District), list of permitted uses
- Exhibit "C" - Yorkville-Bristol Sanitary District Petition
- Exhibit "D" - Site plan
- Exhibit "E" - Landscape Plan
- Exhibit "F" - Building facades

LEGAL DESCRIPTION

That part of the Northwest Quarter of Section 29, Township 37 North, Range 7 East of the Third Principal Meridian described as follows; Beginning at the Northeast Corner of said Northwest Quarter, then South $88^{\circ}41'11''$ West, along the South Line of Oak Knolls Subdivision, 285.05 feet to the East Line of Cannonball Trail; then South $21^{\circ}49'35''$ East along said East Line, 231.90 feet to an angle point therein; thence South $68^{\circ}10'25''$ East along said East line, 5.0 feet to an angle point therein; thence South $18^{\circ}56'06''$ West along said East line 118.52 feet to an angle point; then South $21^{\circ}49'35''$ West along said East line 185.73 feet to an angle point; then South $45^{\circ}10'25''$ East along said East line 73.20 feet to the Northerly line of US Route No. 34; then Easterly along said Northerly line, 462.40 feet to the East line of said Northwest Quarter; thence North $00^{\circ}49'35''$ on said East line, 697.74 feet to the point of beginning in Bristol Township, Kendall County, Illinois and containing 6.148 acres.

PERMITTED USES

B-1 Limited Business District, the following would be permitted uses:

| | |
|-------------------------------------|---|
| antique sales | household furnishing shop |
| bakery - retail | ice cream shop |
| barber shop | jewelry - retail |
| beauty shop | laundry, cleaning and dyeing - retail |
| book store | library |
| cafeteria (diner) | magazine and newsstand |
| camera shop | meat market |
| church or other place of worship | medical clinic |
| cigar, cigarette and tobacco store | mortuary - funeral home |
| clothes - pressing and repair | park |
| community center | photography studio |
| computer and software sales | playground |
| dressmaker - seamstress | post office |
| drugstore | professional building |
| florist sales | recreation center |
| fruit and vegetable market - retail | restaurant |
| gift shop | shoe and hat repair |
| grocery store - supermarket | |
| gymnasium | all special uses permitted in O District (office) |
| health food store | except solid waste site |
| hobby shop | |

B-2 General Business District, the following would be permitted uses:

| | |
|--------------------------------|--|
| appliances - sales | leather goods |
| Army/Navy surplus sales | locksmith |
| art gallery - art studio sales | music, instrument and record store |
| art supply store | newspaper publishing, excluding printing |
| automatic food service | nursery - day care center |
| automobile accessory store | office equipment and supply sales |
| bicycle shop | paint/wallpaper store |
| billiard parlor | personal loan agency |
| blueprint and photostat shop | pet store |
| carry-out food service | picture frame store |
| catalog sales office | radio and television studios |
| clothing store - all types | reducing salon - tanning salon |
| convenience store | sporting goods |
| discount store | stationery |
| drygoods store - retail | taxidermist |
| floor covering sales | toy store |
| furniture sales - new/used | typewriter - sales and repair |
| hardware store | variety store |
| health club or gymnasium | watch and clock sales and repair |
| interior decorating studio | weaving and mending - custom |
| junior department store | |

O - Office District, the following would be permitted uses:

| | |
|--|------------------------------|
| advertising agency | income tax service |
| bank | insurance office |
| barber shop | library |
| beauty shop | manufacturing agent's office |
| bookkeeping service | medical clinic |
| club - private indoor | park |
| coffee shop | professional offices |
| college, university or junior college | public accountant |
| | real estate office |
| commercial school, trade school - offering | savings and loan association |
| classroom study | stenographic service |
| | stock broker |
| credit union | telegraph office |
| detective agency | ticket office |
| employment office | travel agency |
| engineering office | utility office |
| government office | |

PETITION FOR ANNEXATION TO THE
YORKVILLE-BRISTOL SANITARY DISTRICT

TO: CLERK OF THE YORKVILLE-BRISTOL SANITARY DISTRICT
YORKVILLE, ILLINOIS

Old Kent Bank, successor Trustee to Merchants
THE UNDERSIGNED, Nat. Bank Aurora, Tr. 5085, being the sole owner
of the following described real estate, to wit: (SEE ATTACHED LEGAL DESCRIPTION,
EXHIBIT "A") which said real estate is contiguous with the existing boundaries of Yorkville-
Bristol Sanitary District, and is not within the corporate limits of any other sanitary district,
herewith petitions the Board of Trustees of the Yorkville-Bristol Sanitary District to annex said
real estate into the sanitary district.

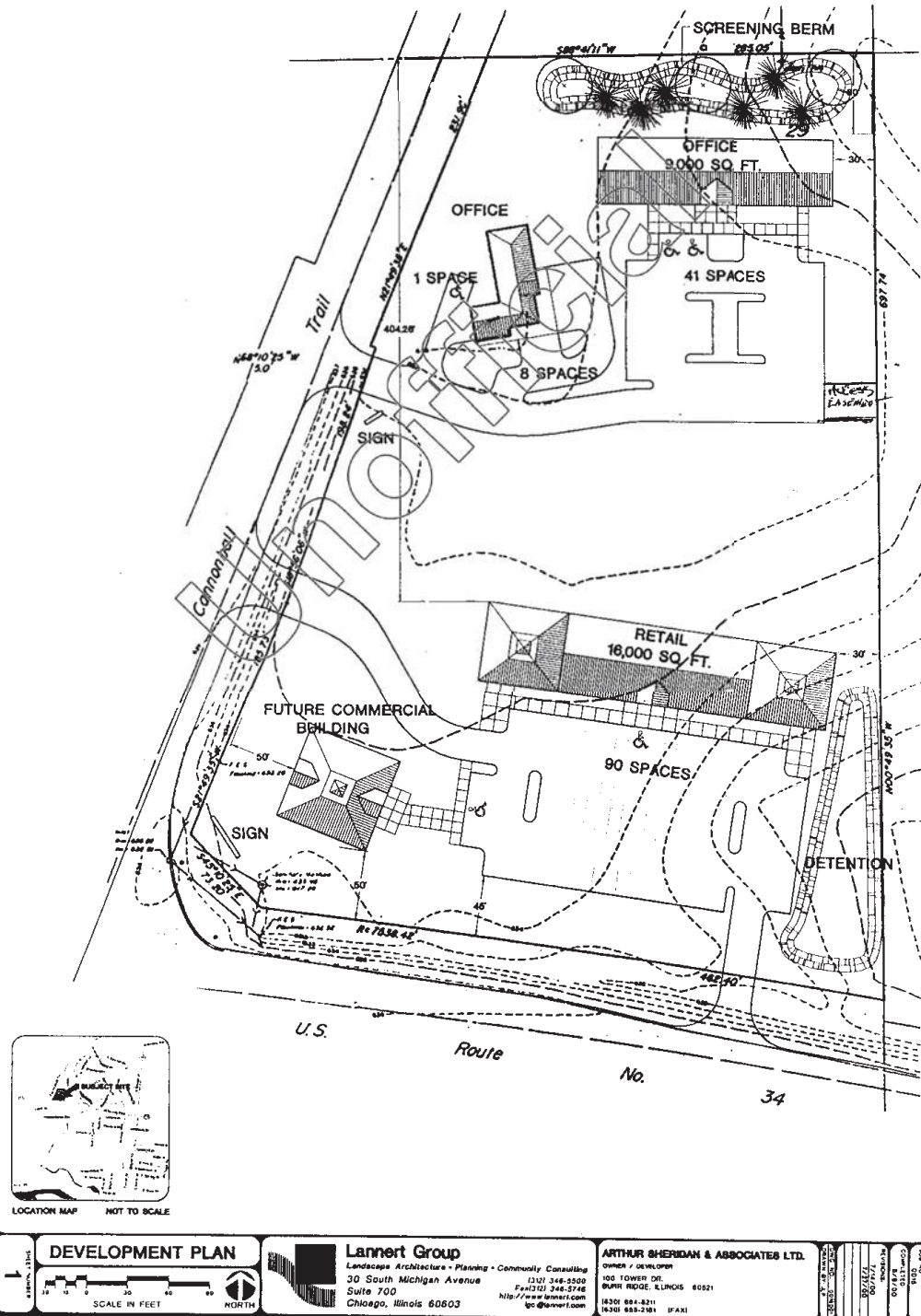
The undersigned represents unto the Board of Trustees of the Yorkville-Bristol Sanitary
District as follows:

1. That said real estate is contiguous with the existing boundaries of the Yorkville-
Bristol Sanitary District, and is not within the corporate limits of any other sanitary
district.
2. That Old Kent Sucessor Trustee under tr. 5085 is the sole property owner
in the area sought to be annexed. Permanent Parcel # 02-29-100-005 &
02-29-100-004
3. (STRIKE INAPPLICABLE PARAGRAPH)
 - (a) That there are no electors residing upon any portion of the above described
premises;
 - (b) That all electors residing thereon have joined in this Petition.
xx
4. That attached hereto and forming a part of the petition are the following:
 - (a) Legal description of the real estate, Exhibit "A";
 - (b) Accurate map of the real estate, Exhibit "B".

WHEREFORE, the undersigned requests that the above Petition be submitted to the Board
of Trustees of the Yorkville-Bristol Sanitary District for consideration thereon, as required by 70
ILCS 2405/23.4, Illinois Revised Statutes.







EXHIBIT C

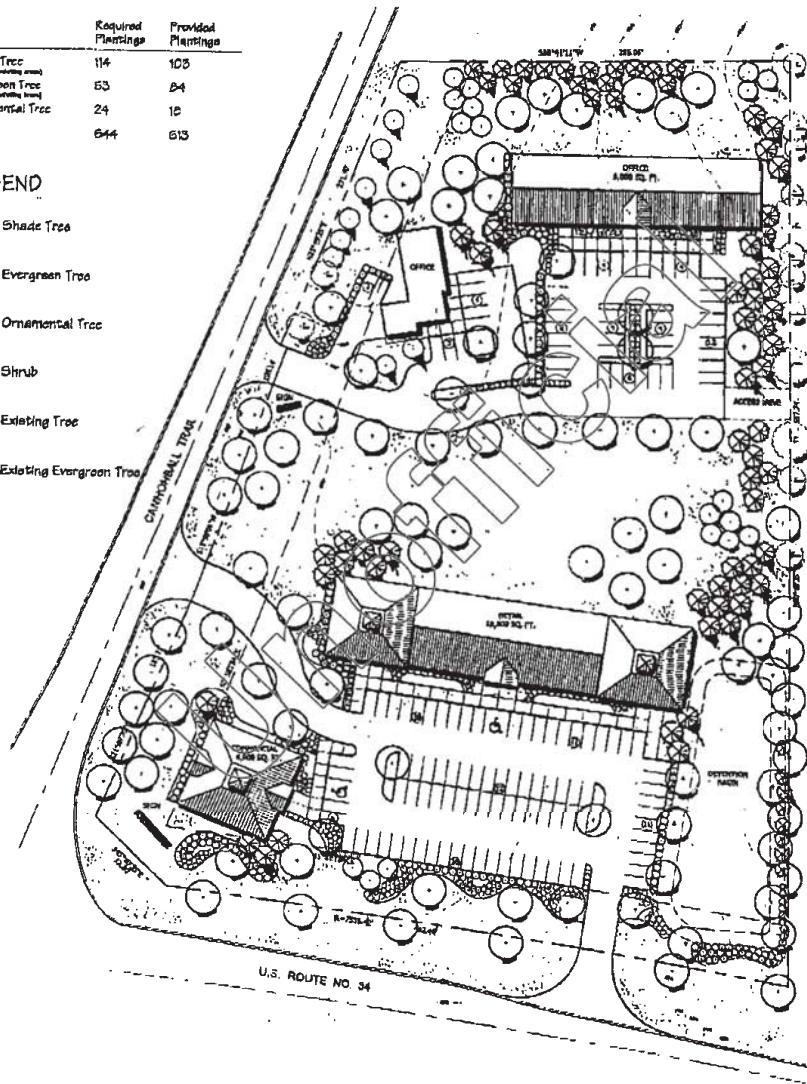
COURTHOUSE SQUARE
NORTH-EAST CORNER US 34 & CANNONBALL TRAIL



| | Required Plantings | Provided Plantings |
|--|-----------------------|-----------------------|
| Shade Tree (minimum 4' planting area) | 114 | 103 |
| Evergreen Tree (minimum 8' planting area) | 53 | 54 |
| Ornamental Tree | 24 | 10 |
| Shrub | 644 | 613 |

LEGEND

-  Shade Tree
-  Evergreen Tree
-  Ornamental Tree
-  Shrub
-  Existing Tree
-  Existing Evergreen Tree



PRELIMINARY
LANDSCAPE PLAN

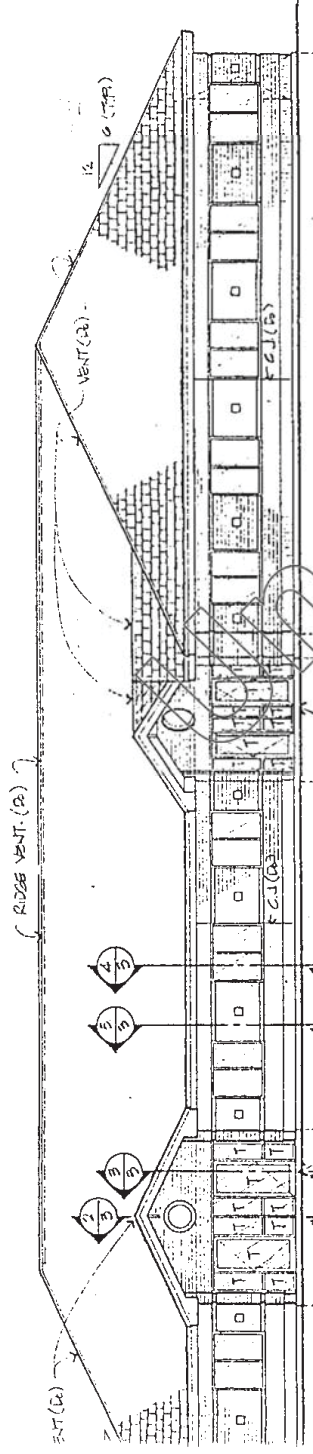
Courthouse Square
Yorkville, Illinois

Prepared by
SCHOPPE DESIGN ASSOCIATES
Landscape Architecture and Land Planning
375 LOMAX ROAD
CHICAGO, ILL. 60604
PH: (312) 334-8900
FAX: (312) 334-8900

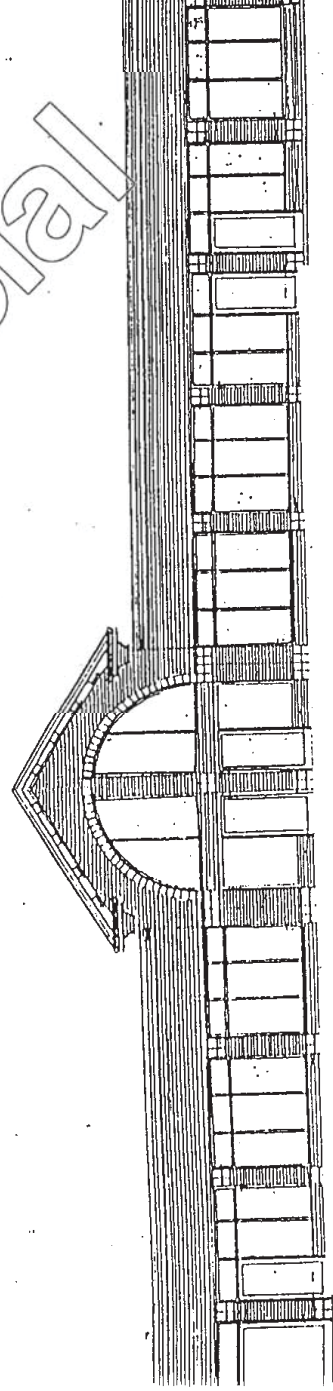
EXHIBIT E

EXHIBIT F

BRICK FACADE

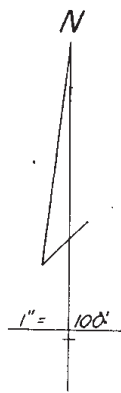


OFFICE BUILDING DESIGN

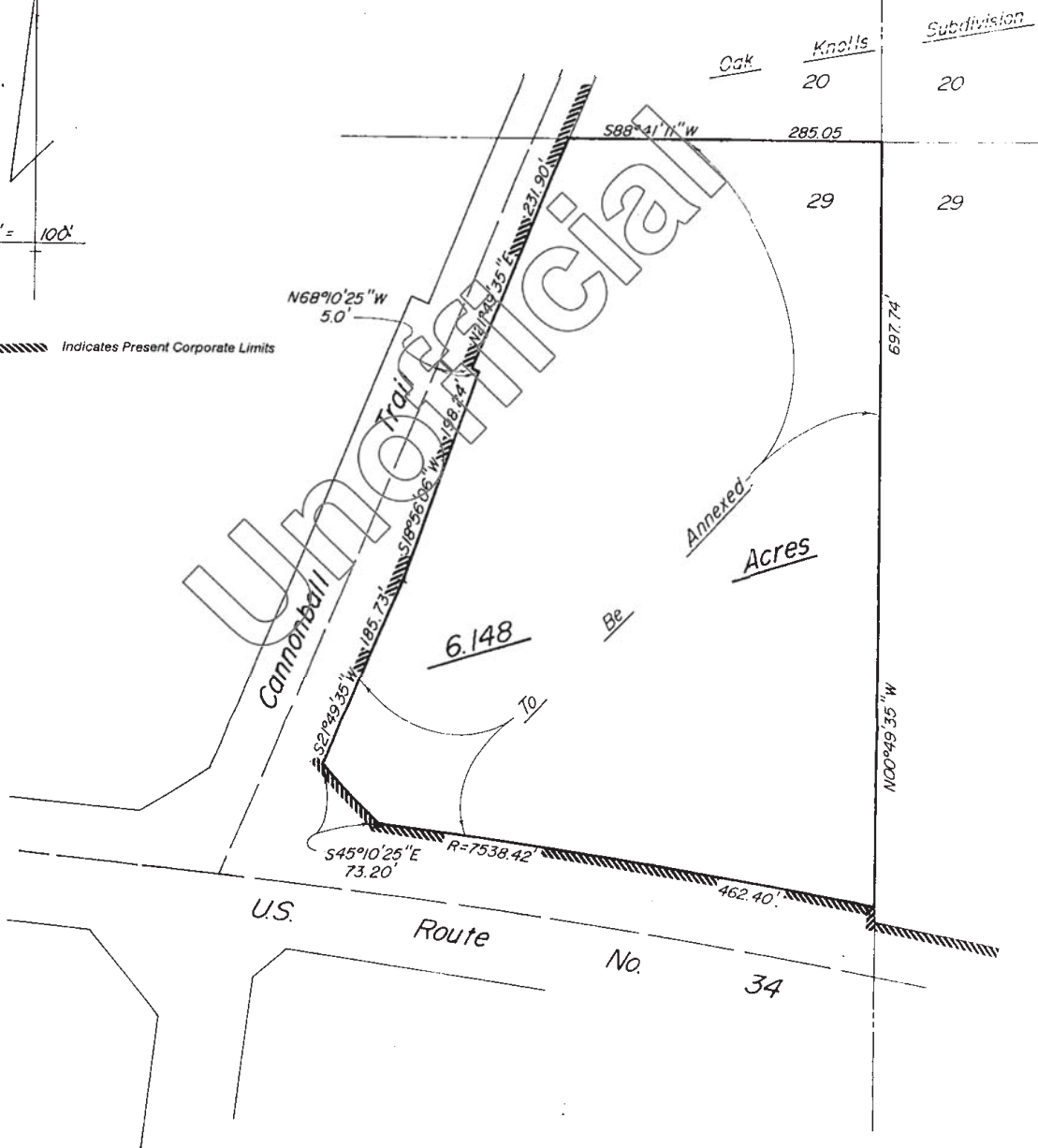


RETAIL BUILDING DESIGN

Accurate Map of
Territory to be Annexed to the
United City of Yorkville Kendall County Illinois



Indicates Present Corporate Limits



Prepared by:
James M. Olson Associates, Ltd.
107 West Madison Street
Yorkville, Illinois 60560
(630) 553-0050
August 25, 2000

EXHIBIT D



STATE OF ILLINOIS)
)ss
COUNTY OF KENDALL)

200800020540

RENNETTA S
MICKELSON
KENDALL COUNTY, IL

RECORDED: 9/16/2008 9:37 AM
ORDI: 54.00 RHSPS FEE: 10.00
PAGES: 18

THIS IS A COVER PAGE
FOR RECORDING
PURPOSES ONLY

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. 2008 66

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
APPROVING THE FIRST AMENDMENT TO THE HRM PROPERTIES PLANNED UNIT
DEVELOPMENT AND ANNEXATION AGREEMENT**

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

WHEREAS, the City entered into a Planned Unit Development and Annexation Agreement with Old Kent Bank, successor Trustee to Merchants National Bank of Aurora, as Trustee under Trust #5085 (the "Original Trustee") and Arthur Sheridan (the "Original Owner") and Courthouse Square, L.L.C. (the "Original Developer"), dated August 10, 2000 (the "Agreement"); and,

WHEREAS, the Original Trustee, the Original Owner, and the Original Developer subsequently assigned their rights in the Agreement to the First National Bank of Ottawa as Trustee under Trust #2466 and as "Owner," and HRM Properties and Development, LLC as "Developer;" and,

WHEREAS, the City and Owner and Developer now desire to amend the Agreement which will indicate the zoning of the subject property to be Planned Unit Development ("PUD") Zoning, and an ordinance approving PUD Zoning will be passed concurrently with this ordinance; and,

WHEREAS, the amendment to the Agreement will also increase the amount of commercial space with the proposed end users being a bank, gas station, day care center, and retail space with a drive thru business; and,

WHEREAS, the amendment will permit special uses for the gasoline service station and the drive thru facilities; and,

WHEREAS, a public hearing was conducted by the Plan Commission regarding the PUD amendment on June 11, 2008; and,

WHEREAS, the Mayor and City Council deem it necessary to approve the proposed First Amendment to the HRM Properties Planned Unit Development and Annexation Agreement, attached hereto, which is in the best interests of the health, safety, and welfare of its citizens.

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. The attached First Amendment to the HRM Properties Planned Unit Development and Annexation Agreement is hereby approved.

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 22
day of JULY, A.D. 2008.

Lisa Pickering
DEPUTY CITY CLERK

ROBYN SUTCLIFF

ARDEN JOE PLOCHER

GARY GOLINSKI

ROSE SPEARS

JOSEPH BESCO

WALLY WERDERICH

MARTY MUNNS

BOB ALLEN

MAYOR BURD

y

—

y

n

y

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 22
day of JULY 2008.

Valerie Burd
MAYOR

July 8, 2008 Draft
July 15, 2008 Staff Redline
Revised July 17, 2008
Revised July 18, 2008

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

**FIRST AMENDMENT TO
PLANNED UNIT DEVELOPMENT AND ANNEXATION AGREEMENT
OF OLD KENT BANK SUCCESSOR-TRUSTEE TO
MERCHANTS NATIONAL BANK OF AURORA TRUSTEE UNDER TRUST #5085
AND
ARTHUR SHERIDAN (FORMER OWNER) AND
COURTHOUSE SQUARE, LLC (FORMER DEVELOPER)
N/K/A HRM PROPERTIES AND DEVELOPMENT, LLC (OWNER)
PROJECT TO BE KNOWN AS
CANNONBALL TRAILS**

THIS AGREEMENT is made and entered into this 9 day of SEPTEMBER,
2008 by and between THE UNITED CITY OF YORKVILLE, Yorkville, Illinois, a municipal
corporation, located in Kendall County, Illinois (hereinafter referred to as "CITY"), HRM
PROPERTIES AND DEVELOPMENT, LLC, an Illinois Limited Liability Company
(hereinafter referred to as "OWNER/DEVELOPER"), of the County of Kendall, State of Illinois.

WITNESSETH

WHEREAS, OWNER/DEVELOPER of the real property which is the subject matter of
said Agreement comprising of approximately 6.14 gross surveyed acres, more or less, and is

more particularly described in the attached Exhibit "A", which is attached hereto and incorporated herein by reference and is hereinafter referenced as the "SUBJECT PROPERTY"; and

WHEREAS, the SUBJECT PROPERTY is located within the corporate boundaries of the CITY; and is not located within the corporate boundaries of any other municipality; nor is any portion thereof classified as flood plain; and the SUBJECT PROPERTY was previously annexed to the CITY under Document #2000-12562 filed with the Kendall County Recorder of Deeds on September 15, 2000; and

WHEREAS, said Planned Unit Development and Annexation Agreement at the time classified various portions of the development with certain zoning classes represented by B-1 Limited Business District and B-2 General Business District under the CITY Zoning Ordinance; and provided certain restrictions of use which are hereby requested to be amended by OWNER/DEVELOPER as follows:

- 1) That OWNER/DEVELOPER requests an amendment of said Planned Unit Development conforming the existing Agreement and Zoning of the SUBJECT PROPERTY to Planned Unit Development, in conformity with the current United City of Yorkville Zoning Ordinance.
- 2) That the uses permitted under the original Planned Unit Development and Annexation Agreement shall be permitted to specifically allow as a permitted use under the PUD Classification to operate a gas station with car wash and convenience center without an hour limitation on Lot 1 of the SUBJECT PROPERTY as described in Exhibit "A".

- 3) That no more than one (1) drive-thru facility shall be permitted as a permitted use within the commercial center located on Lot 2 and on Lot 3 of the SUBJECT PROPERTY as described in Exhibit "A" for a total of two (2) drive-thru facilities on the SUBJECT PROPERTY.
- 4) That paragraph 3(b) of the original Planned Unit Development and Annexation Agreement is hereby modified to delete any reference to a lack of sanitary sewer capacity available through Yorkville Bristol Sanitary District in that it has been affirmatively represented that adequate sanitary sewer capacity currently exists to serve the SUBJECT PROPERTY.
- 5) That paragraph 8(b) of said Planned Unit Development and Annexation Agreement is hereby modified to permit the design, construction, and location of a daycare center with rear yard setback to the north as shown on the Preliminary PUD Concept Plan attached hereto and incorporated herein as Exhibit "B" (Site Plan). That the rear setback of said building shall include on the rear yard berming, landscaping, and boundary line fencing to separate its proximity to neighboring residential uses to the north in conformity with Exhibit "B" (Site Plan) and Title 8, Chapter 12 of the City Code Book in effect at the date of approval of this PUD Amendment. OWNER/DEVELOPER shall not be required to maintain a four hundred (400') setback, said condition from paragraph 8(b) of said Planned Unit Development and Annexation Agreement having been herein modified and deleted.
- 6) That paragraph 8(d) of the Planned Unit Development and Annexation Agreement shall be modified to permit parking to be calculated for the daycare use proposed

on Lot 4 of the Concept PUD Plan. Said daycare use shall provide one (1) parking space per each employee plus one (1) parking space for every ten (10) students.

- 7) That the original Planned Unit Development and Annexation Agreement shall be modified to require OWNER/DEVELOPER to comply with the current United City of Yorkville Landscape Ordinance per Title 8, Chapter 12 of the City Code.
- 8) OWNER/DEVELOPER has agreed to comply with Best Management Practices in the design, construction, and implementation of a stormwater control facility taking due account of potential chemicals, or petroleum products being detained, maintaining water quality standards and releasing no pollutants to Blackberry Creek.
- 9) OWNER/DEVELOPER is desirous of developing with the setbacks as set out in Exhibit "B" (Site Plan) attached hereto and incorporated herein by reference and which is entitled Site Plan as prepared by Koziol Engineering Services and revised May 23, 2008.

WHEREAS, the OWNER/DEVELOPER acknowledge the SUBJECT PROPERTY is within the territory described by Resolution 1995-13 and is subject to a recapture payment for water and sanitary sewer infrastructure to the CITY payable at the time of Final Subdivision Plat approval or issuance of the first building permit, whichever occurs first. Said resolution establishes a recapture payment amount per acre and requires annual interest accumulating from July 1995. The Parties acknowledge the 2008 amount of said recapture payment is \$2,670.00 per acre, totaling \$16,393.80 for the SUBJECT PROPERTY.

WHEREAS, The CITY and its Plan Commission has considered the Petition to Amend the Planned Unit Development and Annexation Agreement as to the SUBJECT PROPERTY,

WHEREAS, OWNER/DEVELOPER and their representatives have held a Public Hearing in front of the City Council on July 22, 2008, as to said requested PUD Amendment and prior to the execution of this Agreement; and said Public Hearing Notice, was duly published and a Public Hearing was held to consider this Agreement, as required by the statutes of the State of Illinois in such case made and provided; and

WHEREAS, in accordance with the powers granted to the CITY by the provisions of 65 ILCS 5/11-15.1-1 through 51.1-5, inclusive, relating to Annexation/Planned Unit Development Agreements, the parties hereto wish to enter into a binding agreement with respect to the future zoning and development of the SUBJECT PROPERTY and to provide for various other matters related directly or indirectly to the development of the SUBJECT PROPERTY in the future, as authorized by, the provisions of said statutes; and

WHEREAS, pursuant to due notice and publication in the manner provided by law, the appropriate zoning authorities of the CITY have held such public hearing and have taken all further action required by the provisions of and the ordinances of the CITY relating to the procedure for the authorization, approval and execution of this Amendment to Annexation/Planned Unit Development Agreement by the CITY.

NOW THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the parties agree, under the terms and authority provided in 65 ILCS 5/11-15.1-1 through 65 ILCS 5/11-15.1-5, as amended, as follows:

A. ZONING. The CITY shall adopt an ordinance approving the requested PUD Amendment as to the SUBJECT PROPERTY described herein in the attached Exhibit "A" as to the Amended Application of the Cannonball Trails Project as set out in the attached Exhibit "B";

- (i) As to each of the requests made in the Amended Application for Planned Unit Development and Annexation Agreement amendment request; and as specifically hereinafter set out, and in addition thereto the CITY hereby agrees and said Ordinance to change the zoning classifications on the SUBJECT PROPERTY pursuant to said amendment to Planned Unit Development Zoning.

B. RESTRICTIONS.

- (i) Amendment of said Planned Unit Development conforms to the existing Agreement and Zoning of the SUBJECT PROPERTY to Planned Unit Development, and conforms with the current United City of Yorkville Zoning Ordinance.
- (iii) The uses permitted under the original Planned Unit Development and Annexation Agreement are permitted to specifically allow as a permitted use under the PUD Classification to operate a gas station with car wash and convenience center without an hour limitation on Lot 1 of the SUBJECT PROPERTY as described in Exhibit "A".
- (iv) No more than one (1) drive-thru facility shall be permitted as permitted uses within the commercial center located on Lot 2 and on Lot 3 of the SUBJECT PROPERTY as described in Exhibit "A" for a total of two (2) drive-thru facilities on the SUBJECT PROPERTY..

- (v) That paragraph 3(b) of the original Planned Unit Development and Annexation Agreement is hereby modified to delete any reference to a lack of sanitary sewer capacity available through Yorkville Bristol Sanitary District in that it has been a firmly represented that adequate sanitary sewer capacity currently exists to serve the SUBJECT PROPERTY.
- (vi) That paragraph 8(b) of said Planned Unit Development and Annexation Agreement is hereby modified to permit the design, construction, and location of a daycare center with rear yard setback to the north as shown on the Concept PUD Plan attached hereto and incorporated herein as Exhibit "B" (Concept PUD Plan). That the rear setback of said building includes on the rear yard berming, landscaping, and boundary line fencing to separate its proximity to neighboring residential uses to the north in conformity with Exhibit "B" (Concept PUD Plan) and the United City of Yorkville City Code Title 8, Chapter 12 (Landscape Ordinance) that is in effect at the date of approval of this PUD Amendment. OWNER/DEVELOPER is not required to maintain a four hundred (400') setback, said condition from paragraph 8(b) of said Planned Unit Development and Annexation Agreement having been herein modified and deleted.
- (vii) That paragraph 8(d) of the Planned Unit Development and Annexation Agreement is hereby modified to permit parking to be calculated for said daycare center use proposed on Lot 4 of the Concept PUD Plan. Said daycare use shall provide one (1) parking space per each employee plus one (1) parking space for every ten (10) students.

- (viii) That the Preliminary Planned Unit Development shall comply with City Code Title 8, Chapter 12 (Landscape Ordinance).
- (ix) OWNER/DEVELOPER has agreed to comply with Best Management Practices in the design, construction, and implementation of a stormwater control facility taking due account of potential chemicals, or petroleum products being detained, maintaining water quality standards and releasing no pollutants to Blackberry Creek.
- (x) OWNER/DEVELOPER will develop with the setbacks as set out in Exhibit "B" attached hereto and incorporated herein by reference and which is entitled Site Plan as prepared by Koziol Engineering Services and revised May 23, 2008.
- (xi) That in all respects, the subject development shall be in conformance with the terms and conditions of the Yorkville Zoning Ordinance, Subdivision Control Ordinance, and all other applicable Ordinances *except to the extent* modified herein.

C. RECAPTURE. Paragraph 4 of the original Planned Unit Development and Annexation Agreement is hereby modified to include item D to state: "The OWNER/DEVELOPER shall pay the CITY an amount of \$1,500.00 per acre of the SUBJECT PROPERTY plus 6% interest per annum calculated from July 1, 1995 immediately upon approval of a Final Plat of Subdivision or at the time of issuance of the first building permit on the SUBJECT PROPERTY, whichever occurs first per Resolution 1995-13.

D. RECAPTURE AGREEMENT. In the event the CITY requests the OWNER to construct a CITY improvement beyond that needed for the proposed development or other public improvement, including oversizing and or deepening of such improvements, which will

serve property other than the SUBJECT PROPERTY, and benefit other properties, then the CITY agrees to adopt recapture ordinances to reimburse the OWNER for such expenses including construction and other costs which may reasonably be expected to be incurred by the OWNER.

E. TIME OF THE ESSENCE. It is understood and agreed by the parties hereto that time is of the essence of this Agreement and that all of the parties will make every reasonable effort, to expedite the subject matter hereof. It is further understood and agreed by the parties that the successful consummation of this Agreement requires their continued cooperation.

F. COVENANTS AND AGREEMENTS. The covenants and agreements contained in this Agreement shall be deemed to be covenants running with the land during the term of this Agreement and shall inure to the benefit of and be binding upon the heirs, successors and assigns of the parties hereto, including the CITY, its corporate authorities and their successors in office, and is enforceable by order of the court pursuant to its provisions and the applicable statutes of the State of Illinois. Except to the extent modified herein the original Planned Unit Development and Annexation Agreement entered into between the parties are hereby ratified and re-confirmed as the Agreement of the parties.

G. BINDING EFFECT AND TERM. This First Amendment to Planned Unit Development and Annexation Agreement shall be binding upon and inure to the benefit of the parties hereto, and their successors and Owner of record of land which is the subject of this Agreement, assignee, lessees, and upon any successor municipal authorities of said CITY, so long as development is commenced within a period of twenty years from the date of execution of this Agreement by the CITY.

H. NOTICE. Any notices required hereunder shall be in writing and shall be served upon any other party in writing and shall be delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

If to the CITY:

CITY Clerk
800 Game Farm Road
Yorkville, IL 60560

With a copy to:

Kathleen Field Orr, City Attorney
800 Game Farm Road
Yorkville, IL 60560

To OWNER/DEVELOPER:

HRM Properties and Development
300 N. Lake Street
Montgomery, IL 60538
Attn: Harold Oliver

With a copy to:

Law Offices of Daniel J. Kramer
1107A S. Bridge St.
Yorkville, IL 60560

or to such other addresses as any party may from time to time designate in a written notice to the other parties.

I. ENFORCEABILITY. This Agreement shall be enforceable in any court of competent jurisdiction by any of the parties hereto by an appropriate action of law or in equity to secure the performance of the covenants herein contained.

In the event any portion of said agreement becomes unenforceable due to any change in Illinois Compiled Statutes or court decisions, said unenforceable portion of this Agreement shall be excised here from and the remaining portions thereof shall remain in full force and effect.

J. ENACTMENT OF ORDINANCES. The CITY agrees to adopt any ordinances which are required to give legal effect to the matters contained in this Agreement or to correct any technical defects which may arise after the execution of this Agreement.

Unofficial

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this
day of _____, 2008.

UNITED CITY OF YORKVILLE

By: _____

Walter G. Wenderich
Valerie Bard, Mayor *Pro Tem*
Walter G. Wenderich

Attest: _____

Lisa Puckering
DEPUTY CITY Clerk

Dated: _____

9/9/08

OWNER/DEVELOPER:

HRM PROPERTIES AND DEVELOPMENT, LLC

By: _____

Attest: _____

Dated: _____

August 25, 2008

Prepared by and Return to:

Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

EXHIBIT LIST

| | |
|-------------|-------------------|
| Exhibit "A" | Legal Description |
| Exhibit "B" | Concept PUD Plan |

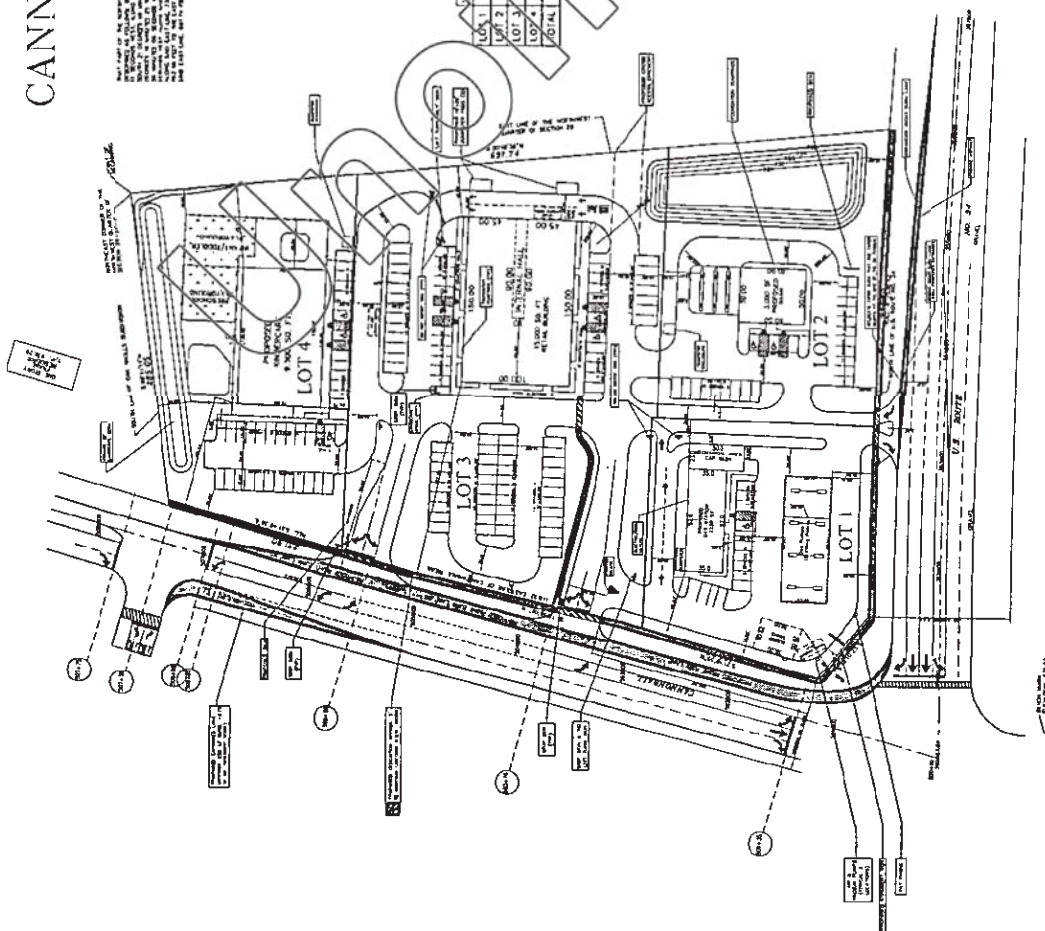
Unofficial

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THEN SOUTH 88°41'11" WEST, ALONG THE SOUTH LINE OF OAK KNOLLS SUBDIVISION, 285.05 FEET TO THE EAST LINE OF CANNONBALL TRAIL; THEN SOUTH 21°49'35" EAST ALONG SAID EAST LINE, 231.90 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 68°10'25" EAST ALONG SAID EAST LINE, 5.0 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 18°56'06" WEST ALONG SAID EAST LINE 118.52 FEET TO AN ANGLE POINT; THEN SOUTH 21°49'35" WEST ALONG SAID EAST LINE 185.73 FEET TO AN ANGLE POINT; THEN SOUTH 45°10'25" EAST ALONG SAID EAST LINE 73.20 FEET TO THE NORTHERLY LINE OF US ROUTE NO. 34; THEN EASTERLY ALONG SAID NORTHERLY LINE, 462.40 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°49'35" ON SAID EAST LINE, 697.74 FEET TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 6.148 ACRES.

CANNONBALL TRAILS SITE PLAN



B-2 ZONING

| RECORDED | PROPOSED |
|---|-------------------------------|
| 10,000ft ² | 41,515ft ² (LOT 1) |
| N/A | N/A |
| 30' | 20' (LOT 1) |
| 30' | 35.85' (LOT 1) |
| 50' | 33.07' (LOT 2) |
| 50' | 30' (LOT 3) |
| 60' | 75.03' (LOT 1) |
| 60' | 75.03' (LOT 1) |
| TRANSITIONAL YARD IS RESIDENTIAL LOT COVERAGE RATIO (max) | |
| TRANSITIONAL YARD IS RESIDENTIAL LOT COVERAGE RATIO (max) | |
| REAR YARD | |

| LOT AREA | CR* | BUILDING AREAS | REQUIRED PARKING | PROPOSED PARKING |
|-----------------|-----------|----------------------|-----------------------|------------------------|
| LOT 1, 0.95 AC. | 21.88 | 3,200 AT GAS STATION | 11 SPACES (1.3, 1000) | 11 SPACES (1.46, 1000) |
| LOT 2, 1.17 AC. | 2.00 | AT OR NEAR BANK | 10 SPACES (1.3, 1000) | 24 SPACES (2.46, 1000) |
| LOT 3, 1.25 AC. | 13.57 | AT OR NEAR RETAIL | 50 SPACES (3.3, 1000) | 80 SPACES (5.66, 1000) |
| LOT 4, 1.25 AC. | 8.96 | AT OR NEAR HOME/REAR | 30 SPACES (TBD) | 34 SPACES (4, 1000) |
| LOT 5, 1.60 AC. | 19,850 SF | | TOTAL - 101 SPACES | TOTAL 150 SPACES |

PCB INCLUDES ALL PERMANENT HARD (IMPERVIOUS) SURFACES

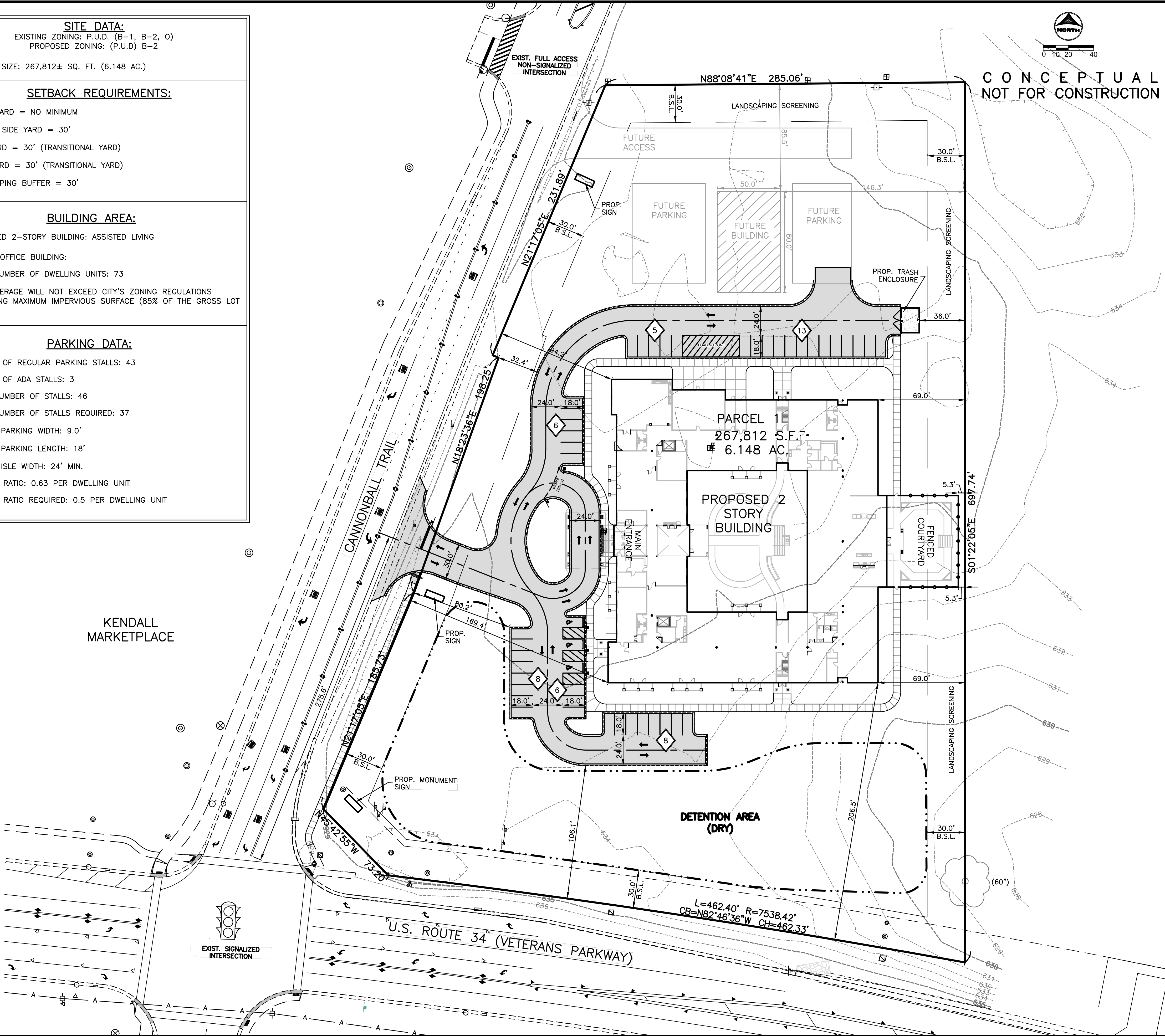
— QN3037

- [illegible]

[illegible]

Xref: 160368-xV-Survey, 160368-xV-Aerial, 160368-xCs-Survey, vgt-1-tu01, 1-bed; studio, semi-private, 1-bed ADA
2/2/2017 11:37:49 AM J:\2016\160368\CAD\Drawgs\160368-xCs-Dsgn.dwg

| |
|--|
| SITE DATA: EXISTING ZONING: P.U.D. (B-1, B-2, O) PROPOSED ZONING: (P.U.D) B-2 |
| EX. LOT SIZE: 267,812± SQ. FT. (6.148 AC.) |
| SETBACK REQUIREMENTS: FRONT YARD = NO MINIMUM CORNER SIDE YARD = 30' SIDE YARD = 30' (TRANSITIONAL YARD) REAR YARD = 30' (TRANSITIONAL YARD) LANDSCAPING BUFFER = 30' |
| BUILDING AREA: PROPOSED 2-STORY BUILDING: ASSISTED LIVING FUTURE OFFICE BUILDING: TOTAL NUMBER OF DWELLING UNITS: 73 LOT COVERAGE WILL NOT EXCEED CITY'S ZONING REGULATIONS REGARDING MAXIMUM IMPERVIOUS SURFACE (85% OF THE GROSS LOT AREA) |
| PARKING DATA: NUMBER OF REGULAR PARKING STALLS: 43 NUMBER OF ADA STALLS: 3 TOTAL NUMBER OF STALLS: 46 TOTAL NUMBER OF STALLS REQUIRED: 37 TYPICAL PARKING WIDTH: 9.0' TYPICAL PARKING LENGTH: 18' TYPICAL ISLE WIDTH: 24' MIN. PARKING RATIO: 0.63 PER DWELLING UNIT PARKING RATIO REQUIRED: 0.5 PER DWELLING UNIT |



| NO. | DATE | BY | REVISION DESCRIPTION |
|-----|------|----|----------------------|
| | | | |

**HRGreen**

HRGreen.com

CEDARHURST OF YORKVILLE
DOVER DEVELOPMENT, LLC
YORKVILLE, ILLINOIS
DEVELOPMENT PLAN
SITE PLAN – EXHIBIT F

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0" = 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: MPL
APPROVED: DWS
JOB DATE: 01/05/2017
JOB NO: 160368

DRAWING
EX-F

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
CITY COUNCIL

NOTICE IS HEREWITH GIVEN THAT Dover Development, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting authorization of an amendment to the existing Cannonball Trails Planned Unit Development and Annexation Agreement for the purpose of constructing a new two-story assisted living with memory care facility. The petitioner seeks to amend the previously approved exhibits in the Planned Unit Development to incorporate a revised conceptual site plan and to allow for all uses that are currently permitted in the B-1 Local Business District, B-2 Retail Commerce Business District and O Office District, specifically and without limitation to assisted living and memory care, adult daycare facilities and medical office uses. Additional requested amendments to the Planned Unit Development and Annexation Agreement relate to expiration of recapture payments, requirements for certain public infrastructure improvements and site signage. The real property consists of approximately 6.7 acres, and is generally located at the northeast corner of US HWY 34 (Veterans Parkway) and Cannonball Trail, in Yorkville, Illinois.

The legal description is as follows:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 41 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF OAK KNOLLS SUBDIVISION, 317.68 FEET TO THE CENTER LINE OF CANNONBALL TRAIL; THENCE SOUTH 21 DEGREES 49 MINUTES 35 SECONDS WEST ALONG SAID CENTER LINE 219.07 FEET TO THE NORTHERLY LINE OF A TRACT CONVEYED TO KENDALL COUNTY BY DOCUMENT NO 907978; THENCE SOUTH 68 DEGREES 10 MINUTES 25 SECONDS EAST ALONG SAID NORTH LINE 35.0 FEET TO THE EAST LINE OF CANNONBALL TRAIL; THENCE SOUTH 18 DEGREES 56 MINUTES 6 SECONDS WEST ALONG SAID EAST LINE 198.25 FEET TO AN ANGLE POINT; THENCE SOUTH 21 DEGREES 49 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE 185.73 FEET TO AN ANGLE POINT; THENCE SOUTH 45 DEGREES, 10 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE 73.20 FEET TO THE NORTHERLY LINE OF U.S. ROUTE NO. 34; THENCE EASTERLY ALONG SAID NORTHERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 7,538.42 FEET, AN ARC DISTANCE OF 462.40 FEET TO THE EAST LINE OF SAID

NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 49 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE 697.74 FEET TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.
(PERMANENT INDEX NUMBER: 02-29-100-004 AND 02-29-100-005)

NOTICE IS HEREWITH GIVEN THAT the City Council for the United City of Yorkville will conduct a public hearing on said application on Tuesday, February 14, 2017 at 7 p.m. at the United City of Yorkville, City Council Chambers, 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.

Application and information materials regarding this notice are available for public review and any questions or written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

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
PLANNING AND ZONING COMMISSION
PZC 2017-01

NOTICE IS HEREWITH GIVEN THAT Dover Development, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting authorization of an amendment to the existing Cannonball Trails Planned Unit Development and Annexation Agreement for the purpose of constructing a new two-story assisted living with memory care facility. The petitioner seeks to amend the previously approved exhibits in the Planned Unit Development to incorporate a revised conceptual site plan and to allow for all uses that are currently permitted in the B-1 Local Business District, B-2 Retail Commerce Business District and O Office District, specifically and without limitation to assisted living and memory care, adult daycare facilities and medical office uses. Additional requested amendments to the Planned Unit Development and Annexation Agreement relate to expiration of recapture payments, requirements for certain public infrastructure improvements and site signage. The real property consists of approximately 6.7 acres, and is generally located at the northeast corner of US HWY 34 (Veterans Parkway) and Cannonball Trail, in Yorkville, Illinois.

The legal description is as follows:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 41 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF OAK KNOLLS SUBDIVISION, 317.68 FEET TO THE CENTER LINE OF CANNONBALL TRAIL; THENCE SOUTH 21 DEGREES 49 MINUTES 35 SECONDS WEST ALONG SAID CENTER LINE 219.07 FEET TO THE NORTHERLY LINE OF A TRACT CONVEYED TO KENDALL COUNTY BY DOCUMENT NO 907978; THENCE SOUTH 68 DEGREES 10 MINUTES 25 SECONDS EAST ALONG SAID NORTH LINE 35.0 FEET TO THE EAST LINE OF CANNONBALL TRAIL; THENCE SOUTH 18 DEGREES 56 MINUTES 6 SECONDS WEST ALONG SAID EAST LINE 198.25 FEET TO AN ANGLE POINT; THENCE SOUTH 21 DEGREES 49 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE 185.73 FEET TO AN ANGLE POINT; THENCE SOUTH 45 DEGREES, 10 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE 73.20 FEET TO THE NORTHERLY LINE OF U.S. ROUTE NO. 34; THENCE EASTERLY ALONG SAID NORTHERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF

7,538.42 FEET, AN ARC DISTANCE OF 462.40 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 49 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE 697.74 FEET TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

(PERMANENT INDEX NUMBER: 02-29-100-004 AND 02-29-100-005)

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, February 8, 2017 at 7 p.m. at the United City of Yorkville, City Council Chambers, 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.

Application and information materials regarding this notice are available for public review and any questions or written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

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

New Business #6

Tracking Number

EDC 2017-15

Agenda Item Summary Memo

Title: Vacant Building Registration Program

Meeting and Date: EDC/February 7, 2017

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

Council Action Previously Taken:

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

Item Number: N/A

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: January 25, 2017
Subject: **Vacant Property Registration Program**

Background

As the Economic Development Committee may recall in July 2015, staff proposed the creation of a Vacant Property Registration Program which will allow the City to keep track of properties in foreclosure, perform more in-depth inspections of vacant properties (residential and commercial) before substantial issues occur, and generate additional revenue to cover staffing time to implement such an ordinance. The proposed annual registration fee of **\$250** would include a \$200 vacant building fee and a \$50 inspection fee. These fees are per building, per year as long as the building(s) remain vacant. For your reference, attached is staff's previous memo and draft ordinance.

At that time, the Economic Development Committee expressed some reservations with regards to the scope of authority the proposed ordinance would allow City Building Officials to inspect private properties as well as the fees imposed. As a follow-up to those concerns, staff provided a survey of various communities which have enacted the same or similar Vacant Property Registration Programs; however, it was the determination of the Committee to not move forward with adopting the ordinance authorizing the program.

Update/Current Request

Since then, staff has only been able to address vacant property issues in a reactionary manner when issues arise from property maintenance complaints. Unfortunately, by the time staff is made aware, the issues are of an urgent nature and time is further expended trying to locate the proper bank representative or company assigned to secure and provide maintenance. Therefore, staff is again requesting the EDC reconsider the proposed proactive approach of having a registration of vacant structures in Yorkville. Below are such recent examples of incidences of property damage that could have been addressed more quickly or avoided which prompted staff to readdress our prior request to implement a Vacant Property Registration Program.

2584 Madden Court (Autumn Creek)

On January 9, 2017, staff received a complaint that the vacant foreclosed two-story residential structure had ice coming from the windows, exterior walls and foundation area due to a furnace either malfunctioning or being turned off causing a water pipe to burst during the extremely cold winter weather. Upon inspection, it was documented that approximately one million gallons of water entered the house from a broken pipe, flooding the residence and then freezing. The structure was posted as an unsafe and a violation was issued to Bank of America. A citation has been issued and an upcoming administration adjudication hearing has been scheduled for February 13, 2017.

2775 Crooker Drive (Grande Reserve)

On June 4, 2015, staff was notified by the adjacent owner of a duplex that the neighboring unit smelled of mold. Upon inspection, staff learned that the water pipes burst; flooding the property and evidence of mold was present throughout several surfaces on the interior of the residence. The extent

of the mold and condition of the unit led staff to believe the water damaged had occurred some time ago. While the vacant unit was not a foreclosure, the owner of the duplex unit lived in another state and took several days to get in contact with the homeowner. The property has since been secured, but the interior damage may not have been repaired.

506 Colton Street

In March/April 2016, a complaint was received about the one-story residential property that had been foreclosed upon in 2014. The former occupant left garbage strewn throughout the rear yard, overgrown grass and an abandoned party bus in the driveway. When staff was made aware of the property, the mortgagor had resold the residence and the paperwork had not been submitted for recording in a timely manner. This made it more difficult for staff to determine the rightful owner which took several weeks. Once we were able to obtain contact information for the subsequent owner, the response in cleaning up the site was also slow. The property has since been sold.

525 Cheshire Court (Blackberry Creek North)

On May 18, 2016, staff became aware of the property via a neighbor complaint regarding overgrown weeds. However, upon inspection, it was determined that the home was vacant and had been vandalized. A faucet was left on in the basement leading the flooding of the lower level of the structure. The moisture caused massive growth of mold throughout the home. There was also evidence of white paint on the hardwood floors, on the porch and onto the driveway. It took a few days for staff to locate and make contact with the current owner of record. The bank assigned property maintenance company eventually made the necessary repairs.

102 Claremont Court (Windett Ridge)

In July 2011, a complaint from a neighbor prompted staff to inspect the two-story residence. The exterior of property showed no apparent issues, however, upon closer inspection, we found the basement flooded with approximately six (6) feet of water and massive mold growing throughout the structure. The home was posted with warnings regarding the mold and sealed due to the unsafe nature of the rotting floors in the structure. It took staff more than a year to determine the rightful owner of the property due to late filings and changes in mortgagors. During that time, it was determined the seal was broken and reports of children/teens entering the structure.

1533 Coral Drive (Autumn Creek)

On May 20, 2016, a neighbor complaint of a vacant home led to staff conducting an inspection of the residential property. Upon arrival, it was noted the front door of the structure was fully ajar and evidence of flooding and mold growth on nearly every wall surface was present. Staff sealed the property and researched through county records the foreclosing bank. Upon contact with the bank, a property maintenance company was sent out to secure the structure. It is not clear if the interior has been remediated.

Potential Additional Tracking Tool

Since the initial proposal in 2015, staff has become aware of an online web-based service which can assist with tracking vacant and foreclosed properties in Yorkville, including providing the appropriate property maintenance company assigned to the property. Community Champions <http://cchampions.com/> assists local government agencies tasked with tracking and registering vacant properties with access to their database of mortgage companies and contact information of property maintenance companies associated with foreclosed properties at no cost.

Staff did participate in an online webinar of the program and did see some value in having this resource in addition to implementing our own Vacant Property Registry. We would anticipate using this service to verify the information on properties that are suspected of being vacant or foreclosed but have not registered with the City through our program. Notification would be made to the listed bank and property maintenance contact to complete the necessary filing application, make payment and schedule an inspection.

Staff Recommendation

Although the most recent foreclosure report provided to the EDC saw newly filed foreclosures for the year of 2016 at 66 for residential properties, the total number of homes in various stages of foreclosure in Yorkville is actually 162 according to www.public-record.com which tracks real estate transactions for all counties in Illinois. Therefore, it is staff's position that not having an active vacant property registration and the time expended on researching records to locate proper owners of record has lead to unnecessary damage of residential housing stock. We further believe the proposed Vacant Building Registry Program is a reasonable and responsible response to those residential and commercial properties which have remained vacant for an extended period of time due to foreclosure and abandonment.

Further, staff believes the benefits to having a vacant property registration include having an online tracking mechanism of all properties in various stages of the foreclosure process from the initial filing through closure without consuming any City work hours in doing so. The research and data input is conducted by an outside source at no cost to the City, and most importantly, the registry will allow us to monitor vacant properties proactively in an effort to detect deficiencies prior to them becoming major structural or aesthetic problems.

In several cases, staff has consumed numerous man hours attempting to locate the actual responsible party to address an issue, which delays addressing the existing condition. It is not uncommon when researching the responsible party, valuable time is spent traveling to the Kendall County Clerk of Courts office and physically inspecting the foreclosure file for an address or contact information. This is time taken away from building permit/ property maintenance inspections and other enforcement activities. Having the onus on the owner providing contact information and an outside party collect the information can speed up the process of addressing deficiencies by hours or even days, thereby increasing productivity.

Therefore, it is **staff's recommendation** to adopt the proposed Vacant Building Registry Program which is in line with over 80 communities in the State with regard to ordinance regulations and fees.

Should the EDC consider favorably of this request, the City Attorney has prepared an ordinance which is attached for your review. Staff will be available at the meeting to answer any questions from the Committee regarding this agenda item.

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

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

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

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

Section 1: That Chapter 7 of Title 4 be and is hereby added to the Yorkville City Code to read as follows:

**“CHAPTER 7
VACANT BUILDINGS**

4-7-1: DECLARATION OF POLICY:

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

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

This chapter shall be liberally construed to effect its purposes.

4-7-2: OTHER ORDINANCES:

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

4-7-3: DEFINITIONS:

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

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

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

DANGEROUS BUILDING:

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

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

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

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

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

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

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

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

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

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

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

PUBLIC NUISANCE: Shall include the following:

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

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

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

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

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

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

But not including an:

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

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

4-7-4: VACANT BUILDING DETERMINATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Registration of Building: The owner of a "vacant building" shall be required to register the building with the director on a form provided by the director and pay a two hundred dollar (\$200.00) annual nonprorated vacant building registration fee. This annual registration fee shall be in addition to the fifty dollar (\$50.00) inspection fee set forth in subsection 4-7-4D of this chapter.

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

b. The form shall require the owner to:

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

(2) Renew the vacant building registration each year on the anniversary date of the first filing for the time the building remains vacant and pay the required two hundred dollar (\$200.00) annual fee; and

(3) File an amended registration within fifteen (15) days of any change in the information contained in the annual registration. A new registration is required for any change in ownership whatsoever.

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

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

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

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

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

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

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

- d. When the owner proposes to demolish the vacant building, then the owner shall submit a plan and time schedule for such demolition. The owner shall ensure all necessary permits and approvals are obtained prior to commencing demolition.
- e. A plan of action to maintain the building and/or premises thereof in conformance with this chapter.
- f. A plan of action, with a time schedule, identifying the date the building will be habitable and occupied or offered for occupancy or sale. The time schedule shall include date(s) by which all necessary permits shall be procured, date(s) of commencement and completion of all actions required to achieve habitability. No plan which fails to provide for compliance with this chapter or, which will not, as determined by the director, achieve such compliance, within thirty (30) days, in the case of a vacant boarded building, and within one year, in the case of a vacant, unboarded, and code compliant building will be approved, except that the director may approve an extension of the time during which the building will be unoccupied beyond one year to a date certain but then only based upon clear and documented evidence of good cause shown by the owner as determined by the director.
- g. All premises upon which unoccupied or vacant buildings are located shall at all times be maintained in compliance with this code, as amended, including, but not limited to, the following:
- (1) Interior: All interior structures shall be maintained in a clean, safe, secure and sanitary condition. Special attention shall be made to utilities and, if applicable, sump pumps and other related devices shall be kept operational. Winterization of structures shall be completed as necessary.
 - (2) Exterior: All exterior structures and property shall be maintained and kept free of items that give the appearance that the property is abandoned, including, but not limited to, overgrown and/or dead vegetation, accumulation of newspapers, circulars, fliers and/or mail, past due utility notices and/or disconnected utilities, or the accumulation of junk or debris.
- h. For vacant commercial property exterior lighting shall be maintained according to standards established by the director and available from the director.
- i. For vacant commercial property, all ground floor windows facing street frontage, including, but not limited to, all display windows in unoccupied or vacant commercial buildings shall be kept in a well maintained and clean condition and shall be covered on the interior side in a professionally finished manner with an opaque window covering material manufactured for that purpose and approved by the director, or in the case of display windows, such windows shall be kept in a well maintained and clean condition and the display area shall be enclosed with a professionally finished backdrop, floor, side walls and ceiling all of which shall be kept in a well maintained and clean condition and shall be well lighted from ten o'clock (10:00) A.M. to ten o'clock (10:00) P.M. each day unless waived by the director in the event electricity has been shut off to the commercial building. Photographs, paintings and other works of art or other tasteful forms of decoration may be professionally displayed in these properly enclosed clear glass display windows. If opaque window covering material is used, a one foot by one foot (1' x 1') clear glass opening through which the interior space is clearly visible shall be maintained at standing eye level along one edge of one such window.

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

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

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

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

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

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

4-7-7: APPROVAL OF PLAN:

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

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

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

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

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

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

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

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

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

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

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

4-7-10: OTHER ENFORCEMENT:

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

4-7-11: OCCUPANCY PERMIT:

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

4-7-12: TIME RESTRICTIONS FOR BOARDED BUILDINGS:

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

4-7-13: ENFORCEMENT AND PENALTIES:

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

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

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

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

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

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2017.

CITY CLERK

CARLO COLOSIMO _____
JACKIE MILSCHEWSKI _____
CHRIS FUNKHOUSER _____
DIANE TEELING _____

KEN KOCH _____
JOEL FRIEDERS _____
SEAVER TARULIS _____

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


MAYOR

LAW OFFICE
KATHLEEN FIELD ORR & ASSOCIATES
53 West Jackson Blvd., Suite 964
Chicago, Illinois 60604
(312) 382-2113
(312) 382-2127 facsimile

KATHLEEN FIELD ORR
kfo@kfoassoc.com

JAMES W. BINNINGER
jwb@kfoassoc.com

MEMORANDUM

To: Krysti Barksdale-Noble, Community Development Director
From: Jim Binninger, Attorney for the City 
Date: June 3, 2015
Subject: Vacant Property Ordinance

A. Authority to enact

The authority for municipalities to adopt vacant building ordinances comes from many sources but generally is from a municipalities' authority to abate nuisances (11-60-2 of the Illinois Municipal Code) and to enforce building and property maintenance codes (11-31-1 of the Illinois Municipal Code).

The purposes for vacant building ordinances often include that such a building is:

1. A public nuisance contributing to the decrease in value of surrounding properties, precipitates disinvestment by neighboring owners, provides locations for criminal activity, and undermines aesthetics of the neighborhood, and
2. That long-term boarding of a building is unsightly and diminishes neighboring property values and neighbor's sense of well-being, and
3. Even when in code compliance can interfere with the enjoyment of the neighborhood, pose danger to police officers and firefighters entering the premise in a time of emergency and detracts from the appearance of the neighborhood, and
4. That registration discourages property owners from allowing their properties to remain indefinitely vacant or in a state of disrepair and provide a basis for returning such properties to the housing stock, and
5. That unrepaired properties gives an appearance that no one cares or protects the property and the building becomes increasingly more deteriorated with a ripple effect into the neighborhood.

B. Scope of registration of vacant buildings

Under section 4-7-4 the Director evaluates buildings to determine whether or not the building is a “vacant building” as defined in Section 4-7-3. It is important to review the definitions in Section 4-7-3 as although there are 12 descriptions of when a building is a vacant building there are exceptions.

Those exceptions include a building:

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

Should the City find another exception upon implementation of the ordinance it can of course be added at a later date.

C. Inspections

Like all licensing ordinances there are provisions for the inspection of the vacant building. The inspection pursuant to Section 4-7-4 is initially is done by an inspector to make an initial determination of whether the building could be considered a “vacant building.” From that inspection if there is sufficient evidence that the building may be a vacant building the Director sends a notice of such determination and requests an interior inspection for code compliance. Section 4-7-5 allows an appeal of the determination that the building is a vacant building.

This inspection is the same as is done by inspectors now in that they can enter the exterior of property unless advised not to trespass and can enter the building only upon consent of a person who has authority to give such consent. To not complicate the inspection issue the second sentence in subsection A is not necessary and can be deleted. It states, “For the purposes of conducting this evaluation, the Director is authorized to enter upon any and all premises and within any and all unsecured structures.” The inspectors already have the authority to inspect and the issue of unsecured structures is addressed in Subsection C.

The issue of entering into a vacant building is described in Subsection C that provides after a determination of a vacant building and a request for an interior inspection, the owner shall allow an interior inspection or the City will obtain an administrative inspection warrant. There is an exception that when there is evidence of vacancy and access to the building is unsecured or there is an actual emergency, entry into such a building can be done to inspect. This is a limited exception and should only be used in such extreme circumstances. If there is any doubt of the

condition of the building to meet this exception, the City can always obtain an administrative search warrant.

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Requires banks to register, with points of contact and real people.



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1

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2

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3

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Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: May 19, 2015
Subject: **Vacant Property Registration Program**

Background

As the Economic Development Committee may recall during the March 2015 meeting, staff brought up the possibility of proposing additional revenue programs to supplement the B.U.I.L.D. incentive should the City Council approve its extension until the end of the year. Since that time, we have worked with the City Attorney to create a Vacant Property Registration Program which will allow the City to keep track of properties in foreclosure, perform more in-depth inspections of vacant properties (residential and commercial) before substantial issues occur and generate additional revenue to cover staffing time to implement such an ordinance.

The proposed annual registration fee of **\$250** includes a \$200 vacant building fee and a \$50 inspection fee. These fees are per building, per year as long as the building(s) remain vacant. Attached is a memorandum from the City Attorney's office which explains the municipality's authority to enact such a program and a draft ordinance for consideration.

Proposal Request

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

Establishing Vacancy

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

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

Additionally, the proposed ordinance would give the City the authority to not only externally inspect such vacant buildings, but enter upon any and all premises and within any and all unsecured structures upon determining the status of vacancy.

Obligations to Register Vacant Buildings

With regards to the obligations of the owners of vacant buildings under this proposed ordinance, they are required to register the property with the City as follows:

- Completion of a registration form with pertinent information regarding the property, such as address, case name/number of any pending litigation, and contact for property maintenance.
- Payment of a \$250 annual fee, per building, which includes \$200 for registration of the vacant building and \$50 for building inspection.
- Proof of Insurance for as long as the building remains vacant. A copy will be required to be kept with the application which requires the following coverage:
 - \$500,000 for vacant residential building with one to three units
 - \$750,000 for vacant residential building with four to eleven units
 - \$1,000,000 for vacant residential building with twelve to forty-eight units
 - \$2,000,000 for vacant residential building with more than forty-eight units, manufacturing buildings, industrial buildings, storage or nonresidential commercial buildings.
- Submission of a Vacant Building Plan which shall contain some of the following information:
 - Plan of action to repair or remedy any building violations, public nuisances or methods to secure the property.
 - Time schedule to commence and complete such repairs or demolish structure.
 - Plan of action to maintain the building and maintain conformance.
 - A date or time schedule of when the building will be habitable and occupied or offered for occupancy or sale.
 - Requirement for exterior lighting to be maintained for all vacant commercial buildings.

Enforcement and Penalties

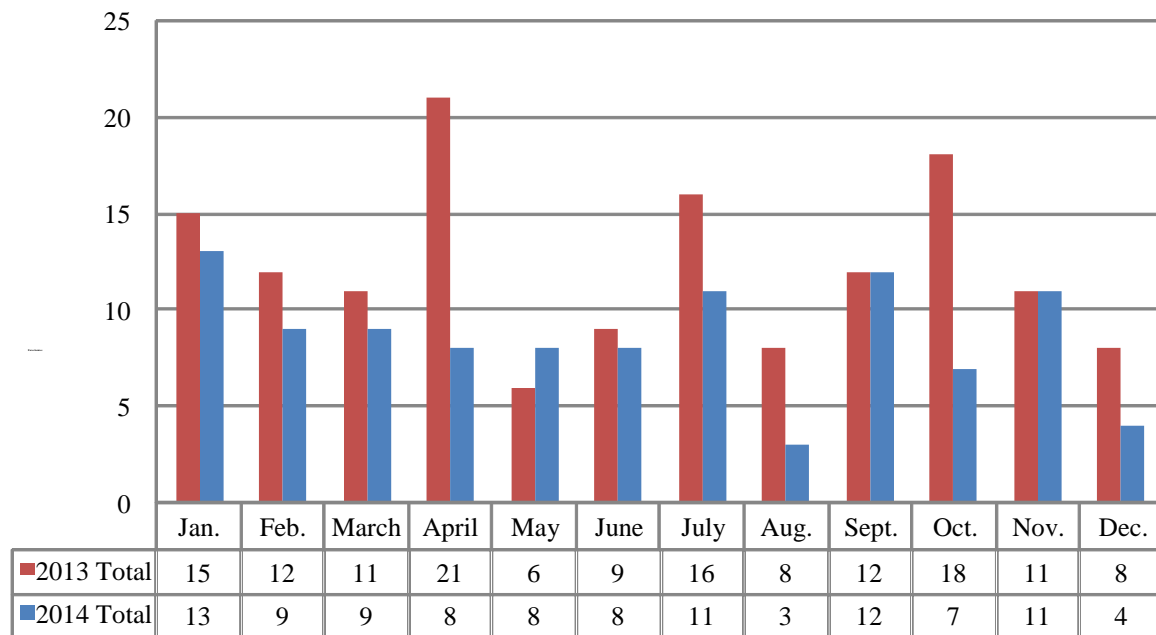
Non-compliance by an owner of a vacant building with any of the obligations in the proposed ordinance is considered a violation of the City Code which is subject to a minimum fine of \$100 per day per violation to a maximum fine of \$750 per day per violation.

Potential Revenue

In 2013, the City began receiving notices from banks and mortgage lending institutions when properties in foreclosure are legally transferred into their possession. Additionally, staff has independently researched foreclosure trends within the City and provided periodic reports to the Economic Development Committee as an informational item.

Between January 2013 and December 2014, the staff has tracked approximately 250 new foreclosure filings in Yorkville. The chart on the following page illustrates the foreclosures by month for the years 2013 and 2014.

2013-2014 Foreclosures



Had the proposed Vacant Building Registration ordinance been in effect during that time, the bank or mortgage lending institution would have been required to register each building as a vacant property and submit an annual registration and inspection fee of \$250 per building, totaling \$62,500 of potential missed revenue.

Staff Comments

Staff is seeking direction from the Economic Development Committee regarding the proposed Vacant Building Registration Program. While this ordinance may not reduce the number of vacant buildings and nuisance properties within the City, it will allow for better tracking, administration, enforcement and ability to impose greater fines to those owners of delinquent and vacant buildings. It may also prove to be an additional revenue stream to help defray the loss revenue of B.U.I.L.D. program.

Should the EDC consider favorably of this request, the City Attorney has prepared an ordinance extending the program until December 31, 2015 which is attached for your review. We ask that this is presented at the next City Council meeting for a vote. Staff will be available at the meeting to answer any questions from the Committee regarding this agenda item.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: June 30, 2015
Subject: **Vacant Property Registration Program**

Background

As the Economic Development Committee may recall during the June 2015 meeting, staff proposed the creation of a Vacant Property Registration Program which will allow the City to keep track of properties in foreclosure, perform more in-depth inspections of vacant properties (residential and commercial) before substantial issues occur, and generate additional revenue to cover staffing time to implement such an ordinance. The proposed annual registration fee of **\$250** would include a \$200 vacant building fee and a \$50 inspection fee. These fees are per building, per year as long as the building(s) remain vacant.

At the June meeting, the Economic Development Committee expressed some reservations with regards to the scope of authority the proposed ordinance would allow City Building Officials to inspect private properties as well as the fees imposed. Staff was asked to follow-up with a survey of those communities which have enacted the same or similar Vacant Property Registration Programs.

Additional Research

Attached is a listing of approximately ninety (90) communities within Illinois that have registration programs for vacant, derelict or foreclosed buildings including the effective date and fees. The fees for these similar programs range from **\$0 to \$1,500** (average fee \$173.00) and have ordinance effective dates as early as 1998. It is also important to note, that most communities with Vacant Building Registration Ordinance also have a separate Rental Property Registration programs which appears to work hand-in-hand with addressing high vacancies in apartment structures that might not meet the standard of a vacant building but may have comparable property maintenance code violation issues.

Additionally, staff has attached a few sample ordinances from various communities which provides for the similar discretion with regards to determination of a vacant building and authority to inspect vacant buildings as the ordinance being proposed. These communities include Evanston, Illinois; Lemont, Illinois; Melrose Park, Illinois and Lisle, Illinois.

Finally, staff found two (2) compelling research items which supports the use of a vacant building registry ordinance as a tool to address potential at-risk properties and neighborhoods from further blight and deterioration as a result of extended vacancy. The first is a recent case study prepared in 2013 by the Metropolitan Planning Council, an organization of business and civic leaders committed to the promotion and implementation of planning and development policies in the Chicago region, evaluates the success the Village of Mount Prospect has had in bringing vacant, non-compliant properties up to code to reduce neighborhood blight and instability. The last report was prepared by Business and Professional People for the Public Interest, CMAP and Metropolitan Mayors Caucus in 2010. It is a "how-to" tool kit for municipalities challenged with vacant properties

in their communities and specifically advocates the adoption of a Vacant Building Registry. Both reports are attached for your review.

Staff Recommendation

Staff believes the proposed Vacant Building Registry Program is a reasonable and responsible response to those residential and commercial properties which have remained vacant for an extended period of time due to foreclosure and abandonment. Since 2010, there have been approximately 1,257 foreclosure filings Yorkville according to www.public-record.com which tracks real estate transactions for all counties in Illinois. This represents nearly 20% of the City's current housing stock, which means at one point or another, a healthy portion of Yorkville's buildings were vacant and/or unoccupied in the last five (5) years. Therefore, it is **staff's recommendation** to adopt the proposed Vacant Building Registry Program which is in line with over 80 communities in the State with regard to ordinance regulations and fees.

Should the EDC consider favorably of this request, the City Attorney has prepared an ordinance which is attached for your review. We ask that this is presented at the next City Council meeting for a vote. Staff will be available at the meeting to answer any questions from the Committee regarding this agenda item.

Your search returned 110 results

Search Criteria

City: Allcities

State: Illinois

Zip Code:

Code Compliance Type: Property Registration

| City ▲▼ | State ▲▼ | Fee ▲▼ | Ordinance Name ▲▼ | Effective Date ▲▼ |
|-------------|----------|----------------------------------|---|-------------------|
| Alsip | Illinois | \$200.00 | Alsip Vacant Property Registration Ordinance | 10/06/2008 |
| Aurora | Illinois | \$40.00 | Aurora Property Registration Ordinance (Rental Properties included) | 10/14/2008 |
| Bartlett | Illinois | \$200.00 | Bartlett Vacant Building Registration Ordinance | 03/01/2013 |
| Beardstown | Illinois | \$5 per unit, per year. | Beardstown Rental Housing Inspection Ordinance | 09/04/2011 |
| Beardstown | Illinois | \$5.00 for each unit | Beardstown Residential Rental Property Registration | 09/04/2001 |
| Beardstown | Illinois | \$500.00 | Beardstown Vacant Building Registration Ordinance | 05/22/2012 |
| Belleville | Illinois | \$25.00 per Rental Unit. | Belleville Rental Property Registration | 09/16/2013 |
| Bellwood | Illinois | \$50.00 | Bellwood Vacant Property Registration Ordinance | 07/19/2002 |
| Berkeley | Illinois | \$50.00 | Berkeley Foreclosure Notification Ordinance | 01/20/2009 |
| Berwyn | Illinois | N/A | Berwyn Vacant Building Registration Ordinance | 08/10/2010 |
| Bloomington | Illinois | \$100.00 | Bloomington Derelict Building Registration Ordinance | - |
| Bloomington | Illinois | \$30 for rating A or B; \$130 fo | Bloomington IL Rental Property Registration | - |
| Bloomington | Illinois | \$30 | Bloomington Rental Property Registration | - |
| Blue Island | Illinois | \$200.00 | Blue Island Vacant Property Registration Ordinance | - |

| | | | | |
|------------------|----------|---------------------------------|---|------------|
| Bolingbrook | Illinois | \$35.00 | Bolingbrook Rental Registration Ordinance | 11/15/2011 |
| Bolingbrook | Illinois | N/A | Bolingbrook Vacant Dwelling Ordinance | 11/15/2011 |
| Bourbonnais | Illinois | \$25; annually, \$35 inspection | Bourbonnais Rental Property Registration | 07/06/2010 |
| Broadview | Illinois | \$250.00 | Broadview Vacant Property Registration Ordinance | 05/03/2010 |
| Calumet City | Illinois | \$50.00 | Calumet City Rental Registration Ordinance | 06/27/2009 |
| Calumet City | Illinois | \$200.00 | Calumet City Vacant Building Registration Ordinance | 07/14/2011 |
| Campton Hills | Illinois | \$50.00 | Campton Hills Vacant Property Registration Ordinance | 04/21/2011 |
| Centralia | Illinois | \$0.00 | Centralia Vacant Building Registration Ordinance | 06/25/2012 |
| Champaign | Illinois | \$300.00 | Champaign Nuisance Residential Building Registration Ordinance | 11/01/2012 |
| Chicago | Illinois | \$250.00 | Chicago Registration of Foreclosed Rental Properties | 07/25/2012 |
| Chicago | Illinois | \$500.00 | Chicago Vacant Building Ordinance | 11/02/2011 |
| Cicero | Illinois | \$200.00 | Cicero Vacant Property Registration Ordinance | 10/14/2008 |
| Cook County | Illinois | \$250.00 | Cook County Vacant Property Registration Ordinance | 02/12/2012 |
| Cortland | Illinois | \$125.00 | Cortland Vacant Building Registration Ordinance | 06/28/2010 |
| Countryside | Illinois | \$.10 sq ft | Countryside Vacant Property Registration Ordinance | 08/13/2008 |
| Danville | Illinois | \$50.00 | Danville Vacant Property Registration Ordinance | 01/01/2009 |
| Deerfield | Illinois | \$0 | Deerfield Notice of Foreclosure Registration | - |
| Dolton | Illinois | \$50.00 | Dolton Vacant Building Registration Ordinance | 11/02/2009 |
| East Dundee | Illinois | \$50.00 | East Dundee Vacant Property Registration Ordinance | 05/05/2008 |
| East Saint Louis | Illinois | \$350.00 | East Saint Louis Vacant and Abandoned Building Registration Ordinance | 07/18/2011 |
| Elgin, IL | Illinois | NA | Elgin IL Rental Property Ordinance | 07/06/2007 |
| Elgin | Illinois | \$200.00 | Elgin Vacant Residential Buildings Registration Ordinance | - |

| | | | | |
|------------------|----------|----------------------------------|--|------------|
| Elmwood Park | Illinois | \$25 + \$10 for each addl unit | Elmwood Park Rental Property Registration Ordinance | - |
| Elmwood Park | Illinois | Initial :\$50 + \$100 inspection | Elmwood Park Vacant Building Registration Ordinance | 08/30/2012 |
| Evanston | Illinois | \$900.00 | Evanston Vacant Property Registration Ordinance | 01/23/2004 |
| Forest Park | Illinois | N/A | Forest Park Vacant Building Registration Ordinance | 01/11/2010 |
| Franklin Park | Illinois | \$150.00 | Franklin Park Vacant Building Registration Ordinance | 09/08/2009 |
| Freeport | Illinois | \$25 single, \$35 2-4 Units | Freeport Rental Property Registration Ordinance | 12/02/2013 |
| Galesburg | Illinois | \$15 per unit | Galesburg IL Rental Property Registration Ordinance | - |
| Gilberts | Illinois | \$200.00 | Gilberts Vacant Building Registration Ordinance | - |
| Glendale Heights | Illinois | Single Family Homes, Townhomes | Glendale Heights Rental Property Registration | 10/21/2004 |
| Glendale Heights | Illinois | \$100.00 | Glendale Heights Vacant Building Registration Ordinance | 03/19/2009 |
| Glenview | Illinois | \$200.00 | Glenview Vacant Property Registration Ordinance | 05/05/2009 |
| Granite City | Illinois | \$0.00 | Granite City Vacant Property Registration Ordinance | 02/15/2011 |
| Harvey | Illinois | \$200.00+ | Harvey Vacant Building Registration Ordinance | - |
| Harwood Heights | Illinois | \$200.00 | Harwood Heights Vacant Building Registration Ordinance | 01/08/2009 |
| Herscher | Illinois | \$100.00 | Herscher Abandoned, Dangerous, Vacant, or Unoccupied Building Registration Ordinance | 10/03/2011 |
| Hinsdale | Illinois | \$100.00 | Hinsdale Vacant Building Registration Ordinance | 10/07/2008 |
| Homer Glen | Illinois | \$0.00 | Homer Glen Vacant Building Registration Ordinance | 06/27/2006 |
| Jacksonville | Illinois | \$50.00 | Jacksonville Vacant and Neglected Building Registration Ordinance | 08/27/2007 |
| Joliet | Illinois | \$0.00 | Joliet Vacant Building Registration Ordinance | - |
| Kane County | Illinois | \$50.00 | Kane County Vacant Dwelling Registration Ordinance | 07/01/2010 |

| | | | | |
|------------------|----------|-----------------------|--|------------|
| Kankakee | Illinois | \$300.00 | Kankakee Vacant Property Registration Ordinance | 02/17/2009 |
| Lake Forest | Illinois | \$0.00 | Lake Forest Distressed Building Registration Ordinance | - |
| Lemont | Illinois | 0.00 | Lemont Vacant Property Registraton Ordinance | 08/23/2010 |
| Lyons | Illinois | \$200; \$100 Insp Fee | Lyons Vacant Building and Property Regulations Ordinance | 10/21/2008 |
| Maywood | Illinois | \$250.00 | Maywood Vacant Building Registration Ordinance | 03/17/2009 |
| Melrose Park | Illinois | \$200.00 | Melrose Park Vacant Building Registration Ordinance | 01/12/2009 |
| Midlothian | Illinois | \$100.00 | Midlothian Vacant Property Registration Ordinance | 01/01/2012 |
| Minooka | Illinois | \$0.00 | Minooka Vacant Building Registration Ordinance | 03/23/2012 |
| Mokena | Illinois | \$100.00 | Mokena Vacant Property Registration Ordinance | 01/11/2010 |
| Morton Grove | Illinois | \$200.00 | Morton Grove Vacant Building Registration Ordinance | 01/25/2010 |
| Mount Prospect | Illinois | N/A | Mount Prospect Vacant Structure Registration Ordinance | 01/17/2006 |
| Mundelein | Illinois | \$35.00 per address | Mundelein Rental Property Registration | 12/14/2009 |
| New Lenox | Illinois | \$50.00 | New Lenox Vacant Property Registration Ordinance | 02/04/2010 |
| Niles | Illinois | \$200.00 | Niles Vacant Building Maintenance Ordinance | 10/24/2006 |
| Normal | Illinois | \$100.00 | Normal Vacant Property Registration Ordinance | - |
| North Barrington | Illinois | \$200.00 | North Barrington Vacant Property Registration Ordinance | 03/23/2011 |
| North Chicago | Illinois | \$300.00 | North Chicago Vacant Building Registration Ordinance | 04/04/2011 |
| North Riverside | Illinois | \$175.00 | North Riverside Vacant Building Registration Ordinance | - |
| Northbrook | Illinois | \$200.00+ | Northbrook Abandoned Property Registration Ordinance | 08/28/2007 |
| Oak Forest | Illinois | \$200.00 | Oak Forest Vacant Property Registration Ordinance | 07/23/2008 |
| Oak Lawn | Illinois | \$250.00 | Oak Lawn Vacant Property Registration | 02/12/2012 |

| | | | Ordinance | |
|-----------------------|----------|-------------------------------|--|------------|
| Oak Park | Illinois | \$200 Vacant / \$0 Unoccupied | Oak Park Vacant Property Registration Ordinance | 11/17/2008 |
| Park Forest | Illinois | \$200.00 | Park Forest Vacant Property Registration Ordinance | 06/22/2009 |
| Peoria | Illinois | \$50.00 | Peoria Non-Owner Occupied Structure Registration Ordinance | - |
| Peoria | Illinois | \$50.00 | Peoria Vacant Lot Registration Ordinance | 01/18/2008 |
| Peru | Illinois | \$200.00 | Peru Vacant Building Registration Ordinance | 07/13/2011 |
| Rantoul | Illinois | \$40.00 | Rantoul Vacant Property Registration Ordinance | 05/08/2007 |
| Red Bud | Illinois | \$25.00 | Red Bud Vacant Property Registration Ordinance | 11/04/2008 |
| River Grove | Illinois | \$200.00 | River Grove Vacant Building Registration Ordinance | 11/17/2011 |
| Riverdale | Illinois | \$50.00 | Riverdale Vacant Property Registration Ordinance | - |
| Riverwoods | Illinois | N/A | Riverwoods Vacant Building Registration Ordinance | 12/07/2010 |
| Rockford | Illinois | N/A | Rockford Rental Property Registration Ordinance | 02/13/2013 |
| Sauk Village | Illinois | \$250.00 | Sauk Village Vacant Building Registration Ordinance | 12/10/2013 |
| Schaumburg | Illinois | \$0 | Schaumburg Vacant Property Registration Ordinance | 06/23/2009 |
| Schiller Park | Illinois | \$100.00 | Schiller Park Vacant Property Registration Ordinance | 02/23/2010 |
| South Chicago Heights | Illinois | \$200.00 | South Chicago Heights Vacant Property Registration Ordinance | 04/19/2010 |
| South Elgin | Illinois | \$50.00 | South Elgin Vacant Property Registration Ordinance | 04/20/1998 |
| Springfield | Illinois | \$300.00 | Springfield Property Registration Ordinance | 10/20/2011 |
| Streamwood | Illinois | N/A | Streamwood Vacant Property Registration Ordinance | - |
| Streator | Illinois | \$200.00 | Streator Vacant Building Registration Ordinance | - |
| University Park | Illinois | \$100.00 | University Park Vacant Property Registration Ordinance | - |

| | | | | |
|-------------------|----------|---|--|------------|
| Urbana | Illinois | Single F\$50 for single- family, | Urbana Rental Property Registration | 01/16/2007 |
| Urbana | Illinois | \$150.00 | Urbana Vacant Property Registration Ordinance | - |
| Villa Park | Illinois | \$200.00 | Villa Park Vacant Residential Building Registration Ordinance | 02/23/2009 |
| Golf | Illinois | \$1500; \$1000 Compliance Insp d | Village of Golf Vacant Building Registration Ordinance | 08/10/2010 |
| Hillside | Illinois | \$50.00 | Village of Hillside Vacant Building Registration Ordinance | 05/18/2009 |
| Lansing | Illinois | \$200.00 | Village of Lansing Vacant Building Registration Ordinance | - |
| Lisle | Illinois | \$200.00 + | Village of Lisle Vacant Building Registration Ordinance | 06/21/2010 |
| Virginia | Illinois | \$500.00 | Virginia Vacant Building Registration Ordinance | 02/11/2008 |
| Volo | Illinois | \$200.00 | Volo Vacant Property Registration Ordinance | 02/22/2011 |
| Warrenville | Illinois | \$175.00 | Warrenville Vacant Building Registration Ordinance | 01/18/2012 |
| Waukegan | Illinois | \$250.00 | Waukegan Vacant Structure Registration Ordinance | 04/19/2010 |
| Willow Springs | Illinois | \$150.00 | Willow Springs Vacant Property Registration Ordinance | 01/26/2012 |
| Zion | Illinois | \$75.00 | Zion Vacant Building Board-Up Registration Ordinance | 11/02/2010 |



| Reviewed By: | |
|-----------------------|-------------------------------------|
| Legal | <input checked="" 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 type="checkbox"/> |
| Public Works | <input checked="" type="checkbox"/> |
| Parks and Recreation | <input type="checkbox"/> |

Agenda Item Number

Old Business #1

Tracking Number

EDC 2017-09

Agenda Item Summary Memo

Title: Downtown TIF

Meeting and Date: Economic Development Committee – February 7, 2017

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: N / A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at <http://www.yorkville.il.us/320/City-Council>



Memorandum

To: Economic Development Committee
From: Bart Olson, City Administrator
CC:
Date: February 2, 2017
Subject: Downtown TIF

Summary

Review of current status of Downtown TIF and associated projects.

Background – TIF Extension

This item was last discussed the January EDC meeting. At that meeting, the committee reviewed the status of the courthouse hill landscaping plan, parking study, and a wayfinding signage quote in preparation for a discussion with the other taxing bodies about extending the TIF. Since that meeting, we have completed our database of TIF properties and have had to rethink our existing strategy. The TIF extension was last discussed in July 2016 at City Council, when the City Council directed staff to prepare materials for a TIF extension outreach to other taxing bodies.

The concept of extending the entire TIF was based on the premise that developers have told us that no large project is likely to be developed with the remaining term of the TIF (currently through 2029), that the TIF was generating positive increment, and that a full reset of the TIF would be counterproductive due to the loss of current revenue. Since July, staff has been compiling information on every property within the TIF and has discovered that there are a number of properties that are actually less valuable than in 2006. These properties would have to increase their value back beyond the 2006 EAV base amounts before any property tax revenue is directed towards the TIF. For instance, the Vault Gym building at 102 E Van Emmon had an EAV in 2006 of \$516,000 and paid a property tax in the range of \$35,000. Even though the EAV has fallen to \$324,000 in 2015 the property pays a property tax bill of \$37,000. None of the ~\$2,000 increment goes into the TIF, and the property would have to see a 55% increase in EAV before any increment goes into the TIF.

While the majority of the properties within the TIF are much closer to their 2006 EAV value than the building at 102 E Van Emmon, there are a few dozen that would benefit from a TIF reset. Because of that, we've now pivoted to a three-fold plan for the TIF:

- 1) Delete negative equity properties from the current TIF, and
- 2) Create a second downtown TIF comprised of the negative equity properties and a few other eligible properties not previously in the TIF, which would allow the City to immediately capture revenue from growth in EAV rather than waiting for years for these properties to catch up to their 2006 value, and
- 3) Extend the original TIF so that the remaining, positive properties have the full benefit of the TIF through 2041.

This is a much more complex and time-consuming process than a singular TIF extension. It will require us to map out all properties to maintain contiguity between the two TIFs, do a preliminary analysis of whether specific properties would be eligible for inclusion in a new TIF, delete the properties from the TIF, do a study on the new TIF, and then still do a TIF extension. I would expect to have a substantial update on timing and cost of this process at the March EDC meeting, as Attorney Orr and I will be reviewing a number of items next week.

Update – Miscellaneous TIF projects

- Paving of the east alley parking lot and the Riverfront Park parking lot is packaged with the RTBR program to be bid out this Spring.
- Abandonment of Well 3 has not been scheduled yet, but will occur soon after paperwork is completed. Demolition of the building is not yet budgeted, but will be discussed during the budget process.
- The east and west alley railing and sidewalk RFP closes on February 23rd.
- The wayfinding signage quote is awaiting further discussion during the budget process.
- The parking study is complete and initiatives are awaiting further discussion during the budget and development process.
- The courthouse hill landscaping plan is completed and is awaiting further discussion during the budget process.

Recommendation

This is an informational item.

| PIN | <u>Tax Year 2005</u> | <u>Tax Year 2015</u> | | | | SITE ADDRESS | UNIT | OWNER NAME |
|---------------|----------------------|----------------------|---------------|---------------------|--|-------------------------|------|--|
| | BASE TIF EAV | EAV | EAV increment | \$ ACTUAL INCREMENT | | | | |
| 02-33-157-014 | \$516,560 | \$ 324,813 | \$ (191,747) | \$ - | | 102 E VAN EMMON ST | | IMPERIAL INVESTMENTS LLC |
| 02-32-292-001 | \$58,199 | \$ - | \$ (58,199) | \$ - | | 402 JEFFERSON ST | | ILLINOIS DEPARTMENT OF TRANSPORTATION |
| 02-32-429-002 | \$53,953 | \$ - | \$ (53,953) | \$ - | | 108 W RIDGE ST | | COUNTY OF KENDALL |
| 02-32-287-007 | \$72,788 | \$ 20,020 | \$ (52,768) | \$ - | | 301 S BRIDGE ST | | JEFFERSON PROPERTIES LIMITED % MUELLNER CONSTRUCTION |
| 02-33-154-023 | \$48,527 | \$ - | \$ (48,527) | \$ - | | 111 E VAN EMMON ST | | KENDALL COUNTY FARM BUREAU |
| 02-32-429-004 | \$45,846 | \$ - | \$ (45,846) | \$ - | | 404 JEFFERSON ST | | ILLINOIS DEPARTMENT OF TRANSPORTATION |
| 02-32-279-009 | \$70,431 | \$ 29,890 | \$ (40,541) | \$ - | | 109, 111 S BRIDGE ST | | BRIDGE STREET PLAZA INC |
| 02-33-156-005 | \$37,083 | \$ - | \$ (37,083) | \$ - | | 301 E VAN EMMON ST | | H A L T CLUB INC |
| 02-32-283-001 | \$203,430 | \$ 166,610 | \$ (36,820) | \$ - | | 116 W HYDRAULIC AVE | | IL BELL TELEPHONE CO |
| 02-33-301-015 | \$164,122 | \$ 134,728 | \$ (29,394) | \$ - | | 420 S BRIDGE ST | | YORKVILLE NATIONAL BANK |
| 02-33-158-004 | \$108,848 | \$ 82,110 | \$ (26,738) | \$ - | | 305 A MILL ST | A-D | PETERSON, KIM |
| 02-32-283-003 | \$49,802 | \$ 27,660 | \$ (22,142) | \$ - | | 201, 203 S BRIDGE ST | | IMPERIAL INVESTMENTS LLC, |
| 02-32-433-011 | \$39,344 | \$ 18,334 | \$ (21,010) | \$ - | | 106 W FOX ST | | ADESSA JASON &, TERWILLIGER JEFFREY |
| 02-32-279-008 | \$25,661 | \$ 6,445 | \$ (19,216) | \$ - | | | | BRIDGE STREET PLAZA INC |
| 02-32-252-005 | \$55,911 | \$ 36,907 | \$ (19,004) | \$ - | | 511 A B MADISON CT | A-B | RAIN BARREL DEVELOPMENT LLC, |
| 02-32-252-001 | \$144,834 | \$ 125,932 | \$ (18,902) | \$ - | | 518 A-H W HYDRAULIC AVE | A-H | KILLIAN, BRUCE W TRUST & KILLIAN VIRGINIA W |
| 02-32-252-004 | \$106,338 | \$ 88,178 | \$ (18,160) | \$ - | | 510 A-D W HYDRAULIC AVE | A-D | JONIKAS, AIVARAS & SHAWNA |
| 02-32-287-005 | \$75,305 | \$ 60,465 | \$ (14,840) | \$ - | | 107 W MADISON ST | | COUNTY OF KENDALL |
| 02-33-307-002 | \$59,790 | \$ 50,509 | \$ (9,281) | \$ - | | 306 E VAN EMMON ST | | PACKER, JAMES K |
| 02-32-252-006 | \$66,146 | \$ 57,129 | \$ (9,017) | \$ - | | 509 MADISON CT | | MYERS, DEBORAH |

| | Tax Year 2005 | | Tax Year 2015 | | | | | |
|---------------|---------------|-----------|---------------|---------------------|--|-------------------------|------|---|
| PIN | BASE TIF EAV | EAV | EAV increment | \$ ACTUAL INCREMENT | | SITE ADDRESS | UNIT | OWNER NAME |
| 02-33-177-005 | \$54,900 | \$ 47,200 | \$ (7,700) | \$ - | | 325 E VAN EMMON ST | | OLSON, ROGER D & JOYCE M |
| 02-32-281-001 | \$53,944 | \$ 46,661 | \$ (7,283) | \$ - | | 308 W HYDRAULIC AVE | | FREEMAN, BONNIE |
| 02-33-178-001 | \$63,343 | \$ 56,171 | \$ (7,172) | \$ - | | 312, 314 E VAN EMMON ST | | JOHNSON, GARY A & MARY D |
| 02-33-156-006 | \$30,046 | \$ 23,274 | \$ (6,772) | \$ - | | 305 E VAN EMMON ST | | HARD, GORDON D & KATHLEEN M |
| 02-33-307-005 | \$54,930 | \$ 48,963 | \$ (5,967) | \$ - | | 320 E VAN EMMON ST | | OSWEGO COMMUNITY BANK, % PAUL & SANDRA KRABER |
| 02-33-177-008 | \$55,470 | \$ 49,881 | \$ (5,589) | \$ - | | 339 E VAN EMMON ST | | SONKIN LAMBKE, SUSAN L |
| 02-33-154-013 | \$68,054 | \$ 62,804 | \$ (5,250) | \$ - | | | | GRUNDY BANK, % IMPERIAL INVESTMENTS LLC |
| 02-33-176-004 | \$58,045 | \$ 53,313 | \$ (4,732) | \$ - | | 355 E HYDRAULIC AVE | | FREEMAN, GREGORY F |
| 02-33-307-003 | \$53,096 | \$ 48,779 | \$ (4,317) | \$ - | | 308 E VAN EMMON ST | | PACKER, JAMES K |
| 02-33-377-001 | \$3,878 | \$ 50 | \$ (3,828) | \$ - | | 355 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC |
| 02-33-176-006 | \$55,856 | \$ 52,095 | \$ (3,761) | \$ - | | 349 E HYDRAULIC AVE | | HAWKSWORTH, LANA |
| 02-32-281-006 | \$47,523 | \$ 43,829 | \$ (3,694) | \$ - | | 207 STATE ST | | SCHMELZLE, DAVID C |
| 02-32-281-003 | \$41,061 | \$ 37,605 | \$ (3,456) | \$ - | | 203 STATE ST | | RODRIGUEZ, LIANNI |
| 02-33-326-006 | \$38,761 | \$ 35,401 | \$ (3,360) | \$ - | | 348 E VAN EMMON ST | | LIPTROT, MARK |
| 02-33-176-005 | \$37,199 | \$ 34,066 | \$ (3,133) | \$ - | | 347 E HYDRAULIC AVE | | GIBSON, TERRY |
| 02-32-281-007 | \$43,839 | \$ 40,711 | \$ (3,128) | \$ - | | 307 W VAN EMMON ST | | BAUGHMAN, DARREN M |
| 02-33-154-014 | \$82,390 | \$ 79,354 | \$ (3,036) | \$ - | | 121 E VAN EMMON ST | | GRUNDY BANK, % IMPERIAL INVESTMENTS LLC |
| 02-33-158-002 | \$13,762 | \$ 10,800 | \$ (2,962) | \$ - | | | | GRUNDY BANK, % IMPERIAL INVESTMENTS LLC |
| 02-33-177-009 | \$37,244 | \$ 34,332 | \$ (2,912) | \$ - | | 341 E VAN EMMON ST | | ZACEK, ERICKA |
| 02-32-280-002 | \$39,479 | \$ 36,649 | \$ (2,830) | \$ - | | 205 ADAMS ST | | SCOTT, WESLEY H & L DIANE |

| PIN | Tax Year 2005 | Tax Year 2015 | | | | SITE ADDRESS | UNIT | OWNER NAME |
|---------------|---------------|---------------|---------------|---------------------|---------------------|--------------|--|------------|
| | BASE TIF EAV | EAV | EAV increment | \$ ACTUAL INCREMENT | | | | |
| 02-33-176-002 | \$43,866 | \$ 41,111 | \$ (2,755) | \$ - | 345 E HYDRAULIC AVE | | FORBES, DONALD E JR | |
| 02-33-177-011 | \$40,514 | \$ 37,818 | \$ (2,696) | \$ - | 343 E VAN EMMON ST | | BIEVER, MARIE REV LIV TRUST | |
| 02-32-283-004 | \$13,500 | \$ 10,910 | \$ (2,590) | \$ - | 205 S BRIDGE ST | | IMPERIAL INVESTMENTS LLC, | |
| 02-32-279-004 | \$10,872 | \$ 8,300 | \$ (2,572) | \$ - | | | BRIDGE STREET PLAZA INC | |
| 02-32-282-006 | \$11,458 | \$ 8,974 | \$ (2,484) | \$ - | 201 S MAIN ST | | IMPERIAL INVESTMENTS LLC, | |
| 02-33-156-007 | \$39,834 | \$ 37,381 | \$ (2,453) | \$ - | 307 E VAN EMMON ST | | HAWKINSON, MICHAEL R SR & CAROL L | |
| 02-32-287-008 | \$10,336 | \$ 7,950 | \$ (2,386) | \$ - | | | JEFFERSON PROPERTIES LIMITED % MUELLNER CONSTRUCTION | |
| 02-33-378-001 | \$3,879 | \$ 2,200 | \$ (1,679) | \$ - | 332 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-378-002 | \$3,879 | \$ 2,200 | \$ (1,679) | \$ - | 362 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-378-003 | \$3,879 | \$ 2,200 | \$ (1,679) | \$ - | 392 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-378-004 | \$3,879 | \$ 2,200 | \$ (1,679) | \$ - | 432 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-378-005 | \$3,879 | \$ 2,200 | \$ (1,679) | \$ - | 462 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-377-002 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | | | IMPERIAL INVESTMENTS LLC | |
| 02-33-377-003 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | 325 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-377-004 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | | | IMPERIAL INVESTMENTS LLC | |
| 02-33-377-005 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | 435 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-377-006 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | 465 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-377-007 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | 485 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-377-008 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | 495 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-377-009 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | 505 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |

| | Tax Year 2005 | | Tax Year 2015 | | | | | |
|---------------|---------------|-----------|---------------|---------------------|--|-------------------|------|---|
| PIN | BASE TIF EAV | EAV | EAV increment | \$ ACTUAL INCREMENT | | SITE ADDRESS | UNIT | OWNER NAME |
| 02-33-377-010 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | | 525 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-011 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | | 545 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-012 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | | 565 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-013 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | | 585 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC |
| 02-33-378-006 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | | | | IMPERIAL INVESTMENTS LLC |
| 02-33-378-007 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | | 595 BUHRMASTER CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-379-001 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | | 596 BUHRMASTER CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-379-002 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | | | | IMPERIAL INVESTMENTS LLC |
| 02-33-379-003 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | | 552 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC |
| 02-33-379-004 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | | 572 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC |
| 02-33-379-005 | \$3,878 | \$ 2,200 | \$ (1,678) | \$ - | | 592 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC |
| 02-33-156-004 | \$9,652 | \$ 8,067 | \$ (1,585) | \$ - | | | | SAVAGE, LARRY |
| 02-33-157-007 | \$43,137 | \$ 41,703 | \$ (1,434) | \$ - | | 301 HEUSTIS ST | | LIPTROT, ROSEMARY THERRIAULT |
| 02-33-156-008 | \$8,381 | \$ 7,008 | \$ (1,373) | \$ - | | | | HAWKINSON, MICHAEL R SR & CAROL L |
| 02-32-252-003 | \$7,082 | \$ 5,926 | \$ (1,156) | \$ - | | | | KILLIAN, BRUCE W DEC TRUST & KILLIAN VIRGINIA DEC TRUST |
| 02-33-177-001 | \$78,775 | \$ 77,852 | \$ (923) | \$ - | | | | EJ INVESTMENTS LLC |
| 02-32-429-003 | \$10,000 | \$ 9,160 | \$ (840) | \$ - | | | | BUCK, PAUL D & CYNTHIA |
| 02-32-429-007 | \$10,000 | \$ 9,160 | \$ (840) | \$ - | | | | BUCK, PAUL D & CYNTHIA |
| 02-33-177-017 | \$5,179 | \$ 4,342 | \$ (837) | \$ - | | | | SONKIN, LAMBKE SUSAN L |
| 02-32-281-002 | \$31,140 | \$ 30,418 | \$ (722) | \$ - | | 201 STATE ST | | FRITZ, ANGELINA M |

| PIN | Tax Year 2005 | Tax Year 2015 | | | | SITE ADDRESS | UNIT | OWNER NAME |
|---------------|---------------|---------------|---------------|---------------------|--------------------------|--------------|--------------------------------|------------|
| | BASE TIF EAV | EAV | EAV increment | \$ ACTUAL INCREMENT | | | | |
| 02-33-154-026 | \$24,043 | \$ 23,388 | \$ (655) | \$ - | 208 1/2, 208 S BRIDGE ST | | KRAMER, DAN TRUSTEE | |
| 02-32-279-003 | \$3,634 | \$ 3,100 | \$ (534) | \$ - | | | BRIDGE STREET PLAZA INC | |
| 02-32-433-001 | \$37,888 | \$ 37,469 | \$ (419) | \$ - | 602 S MAIN ST | | SALISBURY FAMILY TRUST | |
| 02-33-177-002 | \$9,559 | \$ 9,192 | \$ (367) | \$ - | | | EJ INVESTMENTS LLC | |
| 02-32-279-001 | \$11,490 | \$ 11,129 | \$ (361) | \$ - | | | BRIDGE STREET PLAZA INC | |
| 02-32-278-008 | \$14,374 | \$ 14,022 | \$ (352) | \$ - | | | BRIDGE STREET PLAZA INC | |
| 02-33-177-013 | \$5,578 | \$ 5,235 | \$ (343) | \$ - | | | EJ INVESTMENTS LLC | |
| 02-32-278-002 | \$125 | \$ - | \$ (125) | \$ - | | | UNITED CITY OF YORKVILLE | |
| 02-32-278-011 | \$125 | \$ - | \$ (125) | \$ - | | | UNITED CITY OF YORKVILLE | |
| 02-32-277-001 | \$100 | \$ - | \$ (100) | \$ - | | | UNITED CITY OF YORKVILLE | |
| 02-33-154-009 | \$78 | \$ - | \$ (78) | \$ - | | | UNITED CITY OF YORKVILLE | |
| 02-32-282-001 | \$27,508 | \$ 27,476 | \$ (32) | \$ - | 208 W HYDRAULIC AVE | | STOTT, JAMES E | |
| 02-32-251-001 | \$0 | \$ - | \$ - | \$ - | | | UNITED CITY OF YORKVILLE | |
| 02-32-278-001 | \$0 | \$ - | \$ - | \$ - | | | UNITED CITY OF YORKVILLE | |
| 02-32-278-004 | \$0 | \$ - | \$ - | \$ - | 221 W HYDRAULIC AVE | | YORKVILLE BRISTOL SAN DISTRICT | |
| 02-32-278-007 | \$0 | \$ - | \$ - | \$ - | 201 W HYDRAULIC AVE | | UNITED CITY OF YORKVILLE | |
| 02-32-278-012 | \$0 | \$ - | \$ - | \$ - | | | UNITED CITY OF YORKVILLE | |
| 02-32-283-008 | \$0 | \$ - | \$ - | \$ - | 1 WEST ALY | | UNITED CITY OF YORKVILLE | |
| 02-32-287-001 | \$0 | \$ - | \$ - | \$ - | 111 W MADISON ST | | UNITED CITY OF YORKVILLE | |
| 02-32-291-001 | \$0 | \$ - | \$ - | \$ - | 109 W RIDGE ST | | COUNTY OF KENDALL | |

| | Tax Year 2005 | | Tax Year 2015 | | | | | | | |
|---------------|---------------|-----|---------------|---------------------|----|----|--------------|--|-------------------|--------------------------|
| PIN | BASE TIF EAV | EAV | EAV increment | \$ ACTUAL INCREMENT | | | SITE ADDRESS | UNIT | OWNER NAME | |
| 02-32-291-002 | \$0 | \$ | - | \$ | - | \$ | - | | COUNTY OF KENDALL | |
| 02-32-292-002 | \$0 | \$ | - | \$ | - | \$ | - | | COUNTY OF KENDALL | |
| 02-32-429-001 | \$0 | \$ | - | \$ | - | \$ | - | 111, 105 W FOX ST | COUNTY OF KENDALL | |
| 02-32-429-009 | \$0 | \$ | - | \$ | - | \$ | - | | COUNTY OF KENDALL | |
| 02-32-429-010 | \$0 | \$ | - | \$ | - | \$ | - | | COUNTY OF KENDALL | |
| 02-33-153-006 | \$0 | \$ | - | \$ | - | \$ | - | 131 E HYDRAULIC AVE | A-B | UNITED CITY OF YORKVILLE |
| 02-33-153-008 | \$0 | \$ | - | \$ | - | \$ | - | 131 C E HYDRAULIC AVE, 201 E Hydraulic | C | UNITED CITY OF YORKVILLE |
| 02-33-153-009 | \$0 | \$ | - | \$ | - | \$ | - | | | UNITED CITY OF YORKVILLE |
| 02-33-153-011 | \$0 | \$ | - | \$ | - | \$ | - | | | UNITED CITY OF YORKVILLE |
| 02-33-153-013 | \$0 | \$ | - | \$ | - | \$ | - | | | UNITED CITY OF YORKVILLE |
| 02-33-154-020 | \$0 | \$ | - | \$ | - | \$ | - | | | UNITED CITY OF YORKVILLE |
| 02-33-154-022 | \$0 | \$ | - | \$ | - | \$ | - | | | UNITED CITY OF YORKVILLE |
| 02-33-176-001 | \$0 | \$ | - | \$ | - | \$ | - | 301 E HYDRAULIC AVE | | UNITED CITY OF YORKVILLE |
| 02-33-177-014 | \$0 | \$ | - | \$ | - | \$ | - | 347 E VAN EMMON ST | | UNITED CITY OF YORKVILLE |
| 02-32-278-005 | \$2,816 | \$ | 2,827 | \$ | 11 | \$ | 1.28 | 209 11 W HYDRAULIC AVE | 11 | JIRUS, DANIEL J III |
| 02-33-377-030 | \$21 | \$ | 50 | \$ | 29 | \$ | 3.39 | 855 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-033 | \$21 | \$ | 50 | \$ | 29 | \$ | 3.39 | | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-034 | \$21 | \$ | 50 | \$ | 29 | \$ | 3.39 | 875 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC |
| 02-33-380-012 | \$21 | \$ | 50 | \$ | 29 | \$ | 3.39 | | | IMPERIAL INVESTMENTS LLC |
| 02-33-380-013 | \$20 | \$ | 50 | \$ | 30 | \$ | 3.50 | | | IMPERIAL INVESTMENTS LLC |

| Tax Year 2005 | | | Tax Year 2015 | | | SITE ADDRESS | UNIT | OWNER NAME |
|---------------|--------------|------------|---------------|---------------------|--|---------------------|---------------|---|
| PIN | BASE TIF EAV | EAV | EAV increment | \$ ACTUAL INCREMENT | | | | |
| 02-33-177-015 | \$2,302 | \$ 2,360 | \$ 58 | \$ 6.77 | | | | BIEVER, MARIE REV LIV TRUST |
| 02-33-154-018 | \$1,431 | \$ 1,521 | \$ 90 | \$ 10.51 | | | | GRUNDY BANK, % IMPERIAL INVESTMENTS LLC |
| 02-33-178-002 | \$4,895 | \$ 5,200 | \$ 305 | \$ 35.62 | | | | CHRISTOFFERSON, JAMES F |
| 02-33-178-003 | \$4,895 | \$ 5,200 | \$ 305 | \$ 35.62 | | | | SCHWARZ, JENNIFER |
| 02-33-178-004 | \$4,895 | \$ 5,200 | \$ 305 | \$ 35.62 | | | | CHRISTOFFERSON, JAMES F |
| 02-32-287-002 | \$46,373 | \$ 46,862 | \$ 489 | \$ 57.10 | | 112 W VAN EMMON ST | | GRUNDY BANK TRUST, % IMPERIAL INVESTMENTS LLC |
| 02-33-155-006 | \$6,253 | \$ 6,831 | \$ 578 | \$ 67.50 | | 201 E VAN EMMON ST | | NICHOLSON, DANIEL |
| 02-33-156-017 | \$5,450 | \$ 6,042 | \$ 592 | \$ 69.13 | | | | ZIVKOVIC, LJUBISA & MARA |
| 02-33-307-004 | \$48,355 | \$ 49,038 | \$ 683 | \$ 79.76 | | 310 E VAN EMMON ST | | SCHMIDT, WM & KATHRYN |
| 02-32-278-009 | \$100,151 | \$ 100,844 | \$ 693 | \$ 80.92 | | 209 W HYDRAULIC AVE | 5 6 7 8 10 | JIRUS, DANIEL J III |
| 02-33-326-004 | \$3,109 | \$ 3,814 | \$ 705 | \$ 82.33 | | | | COMMONWEALTH EDISON |
| 02-33-177-006 | \$3,124 | \$ 3,830 | \$ 706 | \$ 82.44 | | | | COMMONWEALTH EDISON |
| 02-33-155-003 | \$14,720 | \$ 15,486 | \$ 766 | \$ 89.45 | | | | STEWART FARMS LLC |
| 02-33-157-008 | \$35,575 | \$ 36,420 | \$ 845 | \$ 98.67 | | 303 HEUSTIS ST | | FISHER, NATHAN M & JESSICA E |
| 02-33-154-019 | \$6,077 | \$ 6,952 | \$ 875 | \$ 102.18 | | 129 E VAN EMMON ST | | BIRDWELL, KATHLEEN M |
| 02-32-287-003 | \$20,036 | \$ 20,926 | \$ 890 | \$ 103.93 | | 108 W VAN EMMON ST | | INGEMUNSON, DALLAS C |
| 02-33-154-029 | \$21,448 | \$ 22,616 | \$ 1,168 | \$ 136.39 | | 210 S BRIDGE ST | | CASTLE BANK, % ROWDYS |
| 02-33-153-005 | \$20,333 | \$ 21,504 | \$ 1,171 | \$ 136.74 | | 129 E HYDRAULIC AVE | | FREEMANS SPORTS INC |
| 02-32-283-009 | \$0 | \$ 1,550 | \$ 1,550 | \$ 181.00 | | | | IMPERIAL INVESTMENTS LLC, |
| 02-33-177-012 | \$28,599 | \$ 30,293 | \$ 1,694 | \$ 197.82 | | 315 E VAN EMMON ST | | CINNAMON, JULI M |

| | Tax Year 2005 | | Tax Year 2015 | | | | | |
|---------------|---------------|-----------|---------------|---------------------|--------|--------------------|------|---------------------------|
| PIN | BASE TIF EAV | EAV | EAV increment | \$ ACTUAL INCREMENT | | SITE ADDRESS | UNIT | OWNER NAME |
| 02-33-154-015 | \$20,098 | \$ 21,970 | \$ 1,872 | \$ | 218.60 | 127 E VAN EMMON ST | | BIRDWELL, ALBERT J |
| 02-33-156-016 | \$12,613 | \$ 14,505 | \$ 1,892 | \$ | 220.94 | | | ZIVKOVIC, LJUBISA & MARA |
| 02-33-155-005 | \$17,899 | \$ 19,811 | \$ 1,912 | \$ | 223.27 | 206 HEUSTIS ST | | NICHOLSON, DANIEL |
| 02-33-177-004 | \$96,368 | \$ 98,306 | \$ 1,938 | \$ | 226.31 | 319 E VAN EMMON ST | A-B | EJ INVESTMENTS LLC |
| 02-32-283-006 | \$36,900 | \$ 38,869 | \$ 1,969 | \$ | 229.93 | 211 S BRIDGE ST | | IMPERIAL INVESTMENTS LLC, |
| 02-32-280-003 | \$38,193 | \$ 40,208 | \$ 2,015 | \$ | 235.30 | 207 ADAMS ST | | FICHTEL, JOHN A |
| 02-33-377-014 | \$21 | \$ 2,200 | \$ 2,179 | \$ | 254.45 | 632 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-015 | \$21 | \$ 2,200 | \$ 2,179 | \$ | 254.45 | 652 TOMASIK CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-016 | \$21 | \$ 2,200 | \$ 2,179 | \$ | 254.45 | 672 TOMASIK CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-017 | \$21 | \$ 2,200 | \$ 2,179 | \$ | 254.45 | | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-018 | \$21 | \$ 2,200 | \$ 2,179 | \$ | 254.45 | 602 TOMASIK CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-019 | \$21 | \$ 2,200 | \$ 2,179 | \$ | 254.45 | 601 TOMASIK CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-020 | \$21 | \$ 2,200 | \$ 2,179 | \$ | 254.45 | 621 TOMASIK CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-021 | \$21 | \$ 2,200 | \$ 2,179 | \$ | 254.45 | 641 TOMASIK CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-022 | \$21 | \$ 2,200 | \$ 2,179 | \$ | 254.45 | 661 TOMASIK CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-023 | \$21 | \$ 2,200 | \$ 2,179 | \$ | 254.45 | 681 TOMASIK CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-024 | \$21 | \$ 2,200 | \$ 2,179 | \$ | 254.45 | 721 TOMASIK CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-025 | \$21 | \$ 2,200 | \$ 2,179 | \$ | 254.45 | 741 TOMASIK CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-026 | \$21 | \$ 2,200 | \$ 2,179 | \$ | 254.45 | 761 TOMASIK CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-377-027 | \$21 | \$ 2,200 | \$ 2,179 | \$ | 254.45 | | | IMPERIAL INVESTMENTS LLC |

| PIN | <u>Tax Year 2005</u> | <u>Tax Year 2015</u> | | | | SITE ADDRESS | UNIT | OWNER NAME |
|---------------|----------------------|----------------------|---------------|---------------------|-----------------|--------------|--------------------------|------------|
| | BASE TIF EAV | EAV | EAV increment | \$ ACTUAL INCREMENT | | | | |
| 02-33-377-028 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 795 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-377-029 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 805 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-377-031 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 925 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-377-032 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 935 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-379-006 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 632 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-379-007 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 652 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-379-008 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 672 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-379-009 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 692 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-379-010 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 742 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-379-011 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | | | IMPERIAL INVESTMENTS LLC | |
| 02-33-380-001 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | | | IMPERIAL INVESTMENTS LLC | |
| 02-33-380-002 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 832 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-380-003 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 842 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-380-004 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 852 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-380-005 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 862 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-380-006 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 872 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-380-007 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 882 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-380-008 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 892 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-380-009 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 922 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |
| 02-33-380-010 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | 932 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC | |

| Tax Year 2005 | | | Tax Year 2015 | | | SITE ADDRESS | UNIT | OWNER NAME |
|---------------|--------------|-----------|---------------|---------------------|--|-----------------------------------|------|--|
| PIN | BASE TIF EAV | EAV | EAV increment | \$ ACTUAL INCREMENT | | | | |
| 02-33-380-011 | \$21 | \$ 2,200 | \$ 2,179 | \$ 254.45 | | 942 BENJAMIN ST | | IMPERIAL INVESTMENTS LLC |
| 02-33-380-014 | \$20 | \$ 2,200 | \$ 2,180 | \$ 254.57 | | 589 DYDYNA CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-380-015 | \$20 | \$ 2,200 | \$ 2,180 | \$ 254.57 | | 593 DYDYNA CT | | IMPERIAL INVESTMENTS LLC |
| 02-33-380-016 | \$20 | \$ 2,200 | \$ 2,180 | \$ 254.57 | | 599 DYDYNA CT | | IMPERIAL INVESTMENTS LLC |
| 02-32-252-009 | \$47,108 | \$ 49,339 | \$ 2,231 | \$ 260.52 | | 203 MORGAN ST | | GREEN, KERRY S |
| 02-32-282-003 | \$39,282 | \$ 41,552 | \$ 2,270 | \$ 265.08 | | 207 W VAN EMMON ST | | GRUNDY BANK, % RICK TOLLEFSON |
| 02-33-153-004 | \$36,087 | \$ 38,670 | \$ 2,583 | \$ 301.63 | | 123, 121 E HYDRAULIC AVE | | GREITER, DAVID F SR LIV TRUST |
| 02-32-282-004 | \$63,051 | \$ 65,637 | \$ 2,586 | \$ 301.98 | | 205 S MAIN ST and 201 W Van Emmon | | IMPERIAL INVESTMENTS LLC, |
| 02-32-283-002 | \$35,996 | \$ 38,593 | \$ 2,597 | \$ 303.26 | | 117 W VAN EMMON ST | | GRONER, JANET L |
| 02-33-154-025 | \$38,389 | \$ 41,016 | \$ 2,627 | \$ 306.77 | | 226 S BRIDGE ST | | 226 SOUTH BRIDGE STREET TRUST, % INGEMUNSON DALLAS C & DOLORES A TRUSTEES |
| 02-33-154-027 | \$39,070 | \$ 41,748 | \$ 2,678 | \$ 312.72 | | 222 S BRIDGE ST | | FARREN, JEFFREY & KATHLEEN |
| 02-32-279-005 | \$35,039 | \$ 37,950 | \$ 2,911 | \$ 339.93 | | 111 W HYDRAULIC AVE | | BRIDGE STREET PLAZA INC |
| 02-33-153-014 | \$0 | \$ 3,036 | \$ 3,036 | \$ 354.53 | | | | WHITEWATER ICE CREAM |
| 02-32-282-005 | \$33,426 | \$ 36,874 | \$ 3,448 | \$ 402.64 | | 204 W HYDRAULIC AVE | | IMPERIAL INVESTMENTS LLC, |
| 02-33-326-008 | \$47,560 | \$ 51,023 | \$ 3,463 | \$ 404.39 | | 328 E VAN EMMON ST | | KUCZKOWSKI, KEITH & BONNIE |
| 02-33-154-031 | \$50,563 | \$ 54,178 | \$ 3,615 | \$ 422.14 | | 220 S BRIDGE ST | | IMPERIAL INVESTMENTS LLC, |
| 02-33-156-009 | \$51,509 | \$ 55,250 | \$ 3,741 | \$ 436.85 | | 311 E VAN EMMON ST | | SAVAGE, LARRY |
| 02-33-154-028 | \$50,021 | \$ 53,788 | \$ 3,767 | \$ 439.89 | | 224 S BRIDGE ST | | FARREN, JEFFREY & KATHLEEN |
| 02-33-153-015 | \$0 | \$ 4,004 | \$ 4,004 | \$ 467.56 | | | | CREATIVE KERNELS |
| 02-33-153-003 | \$56,194 | \$ 60,664 | \$ 4,470 | \$ 521.98 | | 109 E HYDRAULIC AVE | | DAVIDSON, ROBERT JR |

| | Tax Year 2005 | | Tax Year 2015 | | | | | |
|---------------|---------------|-----------|---------------|---------------------|--|-------------------------------|---------|---|
| PIN | BASE TIF EAV | EAV | EAV increment | \$ ACTUAL INCREMENT | | SITE ADDRESS | UNIT | OWNER NAME |
| 02-33-154-030 | \$61,567 | \$ 66,712 | \$ 5,145 | \$ 600.80 | | 202 S BRIDGE ST | | JARUSZEWSKI, ANNA M |
| 02-33-153-007 | \$13,569 | \$ 19,200 | \$ 5,631 | \$ 657.55 | | | | COMMONWEALTH EDISON |
| 02-32-279-002 | \$93,079 | \$ 99,413 | \$ 6,334 | \$ 739.65 | | 119, 123, 125 W HYDRAULIC AVE | | RIVERFRONT DEVELOPMENT LLC SERIES 1119-25 WEST HYD, % WILLIAM S BAZIANOS |
| 02-32-283-012 | \$43,228 | \$ 49,627 | \$ 6,399 | \$ 747.24 | | 219 S BRIDGE ST | | IMPERIAL INVESTMENTS LLC, |
| 02-32-429-008 | \$24,400 | \$ 31,506 | \$ 7,106 | \$ 829.80 | | 101 W FOX ST | | BUCK, PAUL D & CYNTHIA |
| 02-32-283-007 | \$50,323 | \$ 57,509 | \$ 7,186 | \$ 839.14 | | 213 S BRIDGE ST | | IMPERIAL INVESTMENTS LLC, |
| 02-33-156-015 | \$83,206 | \$ 91,228 | \$ 8,022 | \$ 936.76 | | 222, 224, 226, 228 MILL ST | | ZIVKOVIC, LJUBISA & MARA |
| 02-32-278-010 | \$75,324 | \$ 83,625 | \$ 8,301 | \$ 969.34 | | 207 W HYDRAULIC AVE | 1 2 3 4 | GROESCH, RICHARD D II & TERESA L |
| 02-32-433-012 | \$72,624 | \$ 81,310 | \$ 8,686 | \$ 1,014.30 | | 605 S BRIDGE ST | | LEMAR, JAMES L & KENDRA |

| PIN | <u>Tax Year 2005</u> | <u>Tax Year 2015</u> | | | \$ ACTUAL INCREMENT | SITE ADDRESS | UNIT | OWNER NAME |
|---------------|----------------------|----------------------|---------------|--------------|--|--------------|------|---|
| | BASE TIF EAV | EAV | EAV increment | | | | | |
| 02-33-376-015 | \$899 | \$ 9,641 | \$ 8,742 | \$ 1,020.84 | | | | GRAMATIKOV, IVAYLO & STELLA MARIE S |
| 02-32-283-011 | \$43,312 | \$ 52,178 | \$ 8,866 | \$ 1,035.32 | 217 S BRIDGE ST | | | IMPERIAL INVESTMENTS LLC, |
| 02-32-252-007 | \$122,667 | \$ 131,846 | \$ 9,179 | \$ 1,071.87 | 506 W HYDRAULIC AVE | A-E | | WURST, WILLIAM S |
| 02-33-376-014 | \$899 | \$ 10,794 | \$ 9,895 | \$ 1,155.48 | | | | GRAMATIKOV, IVAYLO & STELLA MARIE S |
| 02-33-158-001 | \$98,765 | \$ 109,438 | \$ 10,673 | \$ 1,246.33 | 202 E VAN EMMON ST | #1-8 | | GRUNDY BANK, % IMPERIAL INVESTMENTS LLC |
| 02-32-433-014 | \$107,646 | \$ 118,410 | \$ 10,764 | \$ 1,256.96 | 102 W FOX ST | | | PATEL, DIVYESH A & SHETH MANOJKUMAR G |
| 02-33-177-016 | \$19,160 | \$ 30,133 | \$ 10,973 | \$ 1,281.36 | 335 E VAN EMMON ST | | | D K LANDSCAPE & DESIGN INC |
| 02-33-158-003 | \$114,107 | \$ 126,299 | \$ 12,192 | \$ 1,423.71 | 210 1 E VAN EMMON ST | #1-8 | | GRUNDY BANK, % IMPERIAL INVESTMENTS LLC |
| 02-33-304-001 | \$138,569 | \$ 150,883 | \$ 12,314 | \$ 1,437.96 | 308 AND 306 HEUSTIS ST | 1-4 x 2 | | GRUNDY BANK, % IMPERIAL INVESTMENTS LLC |
| 02-32-283-010 | \$21,662 | \$ 37,803 | \$ 16,141 | \$ 1,884.85 | 215 S BRIDGE ST | | | IMPERIAL INVESTMENTS LLC, |
| 02-32-430-003 | \$149,352 | \$ 165,543 | \$ 16,191 | \$ 1,890.69 | 504 S BRIDGE ST | | | SPEEDWAY LLC |
| 02-33-153-016 | \$0 | \$ 16,800 | \$ 16,800 | \$ 1,961.80 | | | | RIVER CITY ROASTERS |
| 02-33-155-008 | \$16,179 | \$ 39,830 | \$ 23,651 | \$ 2,761.82 | 204 HEUSTIS ST | | | SCHAG, PETER J & CHERI L |
| 02-33-176-007 | \$0 | \$ 26,991 | \$ 26,991 | \$ 3,151.85 | | | | GENEVA KAYAK CENTER |
| 02-32-279-006 | \$68,094 | \$ 110,106 | \$ 42,012 | \$ 4,905.91 | 105, 101 S BRIDGE ST | | | BRIDGE STREET PLAZA INC |
| 02-33-154-017 | \$40,667 | \$ 92,245 | \$ 51,578 | \$ 6,022.97 | 227 HEUSTIS ST, 135 E Van Emmon | | | TIG PARTNERS LLC |
| 02-33-154-024 | \$4,647 | \$ 68,126 | \$ 63,479 | \$ 7,412.70 | 216, 214, 212 S BRIDGE ST | | | MASONIC BLDG ASSN OF YORK |
| 02-32-283-014 | \$54,952 | \$ 119,150 | \$ 64,198 | \$ 7,496.66 | 223 S BRIDGE ST, 101 W Van Emmon, 105 W Van Emmon, 111 W Madison | | | IMPERIAL INVESTMENTS LLC, |
| 02-32-283-005 | \$90,166 | \$ 155,792 | \$ 65,626 | \$ 7,663.41 | 209 S BRIDGE ST | | | IMPERIAL INVESTMENTS LLC, |
| Total | \$6,373,208 | \$ 6,139,854 | \$ (233,354) | \$ 81,990.53 | | | | |

