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

AGENDA
CITY COUNCIL MEETING
Tuesday, April 11, 2017
7:00 p.m.
City Hall Council Chambers
800 Game Farm Road, Yorkville, IL

Call to Order:

Pledge of Allegiance:

Roll Call by Clerk:

WARD I	WARD II	WARD III	WARD IV
Carlo Colosimo	Jackie Milschewski	Chris Funkhouser	Diane Teeling
Ken Koch		Joel Frieders	Seaver Tarulis

Establishment of Quorum:

Amendments to Agenda:

Presentations:

Public Hearings:

Citizen Comments on Agenda Items:

Consent Agenda:

1. EDC 2017-26 Resolution to Induce the Redevelopment of Certain Property within the US Route 34 and Illinois Route 47 Tax Increment Financing Redevelopment Project Area (Kendall Hospitality, LLC) – *authorize the Mayor and City Clerk to execute*

Minutes for Approval:

1. Minutes of the Regular City Council – March 14, 2017

Bills for Payment (Informational): $914,855.45

Mayor's Report:

1. CC 2017-18 Appointment of Ward II Alderman
2. CC 2017-19 Proclamation for Motorcycle Awareness Month
3. CC 2017-20 Resolution Approving an Amendment to Project Agreement #OS 13-1864 with the Illinois Department of Natural Resources (Riverfront Park)
4. CC 2017-14 Downtown Sidewalk and Fencing Replacement RFP
5. CC 2017-15 Purchase of 102 E. Van Emmon
   a. Resolution Approving the Purchase of 102 E. Van Emmon
   b. Ordinance Approving the Seventh Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2016 and Ending on April 30, 2017

Public Works Committee Report:

Economic Development Committee Report:

1. EDC 2017-20 Ordinance Adding Licensing Requirements and Regulation of Vacant Buildings

Public Safety Committee Report:

Administration Committee Report:

Park Board:

Planning and Zoning Commission:

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Mayor's Report (cont'd):

6. CC 2017-06 Ordinance Approving 2017-2018 Fiscal Budget

Additional Business:

Executive Session:

1. For the discussion of minutes of meetings lawfully closed under the Open Meetings Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes.

Citizen Comments:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: April 19, 2017 – 6:00 p.m. – City Hall Conference Room

Committee		Departments	Liaisons
Chairman:	Alderman Milschewski	Finance	Library
Vice-Chairman:	Alderman Frieders	Administration	
Committee:	Alderman Teeling		
Committee:	Alderman Tarulis		

ECONOMIC DEVELOPMENT: May 2, 2017 – 6:00 p.m. – City Hall Conference Room

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

COMMITTEES, MEMBERS AND RESPONSIBILITIES cont'd:

PUBLIC SAFETY: July 6, 2017 – 6:30 p.m. – City Hall Conference Room

Committee		Departments	Liaisons
Chairman:	Alderman Frieders	Police	School District
Vice-Chairman:	Alderman		
Committee:	Alderman Colosimo		
Committee:	Alderman Tarulis		

PUBLIC WORKS: April 18, 2017 – 6:00 p.m. – City Hall Conference Room

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

UNITED CITY OF YORKVILLE
WORKSHEET
CITY COUNCIL
Tuesday, April 11, 2017
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

CITIZEN COMMENTS ON AGENDA ITEMS:

CONSENT AGENDA:

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1. EDC 2017-26 Resolution to Induce the Redevelopment of Certain Property within the US Route 34 and Illinois Route 47 Tax Increment Financing Redevelopment Project Area (Kendall Hospitality, LLC)
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

     _____

     _____

MINUTES FOR APPROVAL:

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1. Minutes of the City Council – March 14, 2017
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

     _____

     _____

BILLS FOR PAYMENT:

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1. Bills for Payment (Informational)
   - ☐ Notes _____

     _____

     _____

     _____

MAYOR'S REPORT:

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1. CC 2017-18 Appointment of Ward II Alderman
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

     _____

     _____

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2. CC 2017-19 Proclamation for Motorcycle Awareness Month Recognition
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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3. CC 2017-20 Resolution Approving an Amendment to Project Agreement #OS 13-1864 with the Illinois Department of Natural Resources (Riverfront Park)
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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4. CC 2017-14 Downtown Sidewalk and Fencing Replacement RFP
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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5. CC 2017-15 Purchase of 102 E. Van Emmon
   a. Resolution Approving the Purchase of 102 E. Van Emmon
   b. Ordinance Approving the Seventh Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2016 and Ending on April 30, 2017

   ☐ Approved: **Y** _____ **N** _____ □ Subject to _____

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

ECONOMIC DEVELOPMENT COMMITTEE REPORT:

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1. EDC 2017-20 Ordinance Adding Licensing Requirements and Regulation of Vacant Buildings

   ☐ Approved: **Y** _____ **N** _____ □ Subject to _____

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

MAYOR'S REPORT (cont'd):

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6. CC 2017-06 Ordinance Approving 2017-2018 Fiscal Budget

   ☐ Approved: **Y** _____ **N** _____ □ Subject to _____

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

ADDITIONAL BUSINESS:

CITIZEN COMMENTS:

Reviewed By:	
Legal	■
Finance	☐
Engineer	☐
City Administrator	■
Human Resources	☐
Community Development	■
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Consent Agenda #1

Tracking Number

EDC 2017-26

Agenda Item Summary Memo

Title: TIF Inducement Resolution – Kendall Hospitality in Kendall Crossing

Meeting and Date: City Council – April 11, 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 (Name) Administration (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: March 30, 2017
Subject: Kendall Hospitality TIF inducement resolution

Summary

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

Background

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

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

Recommendation

Staff recommends approval of the TIF inducement resolution with Kendall Hospitality, LLC.

Resolution No. 2017-_____

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

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

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

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

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

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

WHEREAS, the Developer desires such costs related to the Project to qualify for consideration as Redevelopment Project Costs that can be reimbursed utilizing incremental taxes pursuant to the TIF Act, provided that such costs constitute Redevelopment Project Costs under the TIF Act; and,

WHEREAS, this Resolution is intended to allow the Developer to incur certain costs relating to the Project that may be considered Redevelopment Project Costs, prior to the adoption of any ordinance authorizing the execution of a redevelopment agreement between the City and the Developer, subject to the terms and conditions set forth in Section 3 of this Resolution.

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

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

Section 2. That the Corporate Authorities may consider expenditures that are "*Redevelopment Project Costs*," as such term is defined in the TIF Act, in connection with the Project, incurred prior to the approval and execution of a redevelopment agreement with the Developer, or a successor or assignee of the Developer, to be expenditures that are eligible for

reimbursement through the TIF Act to the extent the Project is in furtherance of the redevelopment plan and project for the overall Project Area.

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

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

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

PASSED by the Mayor and City Council of the City of Yorkville, Illinois, this ____ day of _____, 2017.

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	_____	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	DIANE TEELING	_____

APPROVED:

_____
Mayor

Attest:

_____
City Clerk

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	☐
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Minutes #1

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – March 14, 2017

Meeting and Date: City Council – April 11, 2017

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Beth Warren (Name) City Clerk (Department)

Agenda Item Notes:

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DRAFT

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, HELD IN THE CITY COUNCIL CHAMBERS, 800 GAME FARM ROAD ON TUESDAY, MARCH 14, 2017

Mayor Golinski called the meeting to order at 7:00 p.m. and led the Council in the Pledge of Allegiance.

City Clerk Warren called the roll.

Ward I	Koch	Present
	Colosimo	Present
Ward II	Milschewski	Present
Ward III	Frieders	Present
	Funkhouser	Present
Ward IV	Tarulis	Present
	Teeling	Absent

Also present: City Clerk Warren, City Attorney Orr, City Administrator Olson, Police Chief Hart, Deputy Chief of Police Hilt, Deputy Chief of Police Klingel, Public Works Director Dhuse, Finance Director Fredrickson, EEI Engineer Sanderson, Community Development Director Barksdale-Noble, Director of Parks and Recreation Evans, Assistant City Administrator Willrett

QUORUM
A quorum was established**.**

AMENDMENTS TO THE AGENDA
None.

PRESENTATIONS
Special Achievement Award for Sub-Regional Plan for Sustainable Drinking Water
Mayor Golinski stated there is a presentation. EEI Engineer Sanderson presented the Council with a plaque. This plaque was presented due to the recently received ECEC special achievement award. The ECEC has an annual award competition in which the ECEC reviews a number of projects and hand out awards. Yorkville was able to receive the second highest level award which is in special achievement. A group Council picture was taken.

PUBLIC HEARINGS
1. Proposed Fiscal Year 2017-2018 Budget

Mayor Golinski opened public hearing for proposed fiscal year 2017-2018 budget. There were no comments from the public. Mayor Golinski closed the public hearing.

CITIZEN COMMENTS ON AGENDA ITEMS
None.

CONSENT AGENDA
1. **Resolution 2017-15** Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services between the United City of Yorkville and Kendall County – *authorize Mayor and City Clerk to execute* (EDC 2017-21)

Mayor Golinski entertained a motion to approve the Consent Agenda as presented. So moved by Alderman Colosimo; seconded by Alderman Milschewski.

Motion approved by a roll call vote. Ayes-6 Nays-0
Colosimo-aye, Milschewski-aye, Tarulis-aye,
Frieders-aye, Funkhouser-aye, Koch-aye

MINUTES FOR APPROVAL
1. Minutes of the Regular City Council – February 14, 2017

Mayor Golinski entertained a motion to approve the minutes of the regular City Council meeting of February 14, 2017 as presented. So moved by Alderman Tarulis; seconded by Alderman Funkhouser.

Minutes approved unanimously by a viva voce vote.

BILLS FOR PAYMENT
Mayor Golinski stated that the bills were $540,715.42.

REPORTS

MAYOR'S REPORT
No report.

PUBLIC WORKS COMMITTEE REPORT
No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT
No report.

PUBLIC SAFETY COMMITTEE REPORT
No report.

ADMINISTRATION COMMITTEE REPORT

Ordinance 2017-12 **Approving a Cable Television Franchise Agreement between the City and Comcast of Illinois XIII, L.P.**
(ADM 2017-22)

Alderman Milschewski made a motion to approve an ordinance approving a cable television franchise agreement between the City and Comcast of Illinois, XIII, L.P. and authorize the Mayor and City Clerk to execute; seconded by Alderman Colosimo.

Motion approved by a roll call vote. Ayes-6 Nays-0
Funkhouser-aye, Milschewski-aye, Koch-aye,
Frieders-aye, Tarulis-aye, Colosimo-aye

PARK BOARD
No report.

PLAN COMMISSION AND ZONING BOARD OF APPEALS
No report.

CITY COUNCIL REPORT
No report.

CITY CLERK'S REPORT
No report.

COMMUNITY & LIAISON REPORT

School Board

Alderman Funkhouser discussed the school board's committee meeting that was held the night before.

STAFF REPORT
No report.

MAYOR'S REPORT (cont'd)

Proposed Fiscal Year 2017-2018 Budget Discussion
(CC 2017-06)

Alderman Frieders and City Administrator Olson discussed a number of issues from the proposed fiscal year 2017-18 budget discussion. The fund balance was the first discussed. The eligibility study for the downtown TIF was discussed in regards to an estimated cost. The Beecher parking lot repair project was discussed. The Bristol Bay intersection improvements at Route 47 and Galena, and Route 47 and Baseline road was also discussed. Alderman Frieders and City Administrator Olson also discussed the Public Works new building projects. Another discussion was the timing of the grant given for the Riverfront project. Alderman Colosimo wanted the Council to think about the following the next few weeks before voting on the 2017-1018 budget. He went through the water and sewer fund and looked at the un-funded projects that the City needs to do that are not yet funded. He focused on his ward. Alderman Colosimo listed all the water mains that are un-funded. Just in his ward the City is looking at $3.4 million unfunded projects for water and sewer. The improvements to the water mains would impact the water quality for the City's residents. Alderman Colosimo addressed the shortfalls for both the water and sewer funds. He then made a comment regarding the money the City is providing for the build program. Alderman Colosimo has never support the build program and asked the Council to consider eliminating this program. He expressed the inequalities that the Build Program creates favoring new residents over current residents. Alderman Colosimo stated City Government's main purpose is to maintain safety of the community. He has difficulty supporting the budget as presented because it does not address key infrastructure deficiencies.

ADDITIONAL BUSINESS

Special Census

Mayor Golinski was notified that Yorkville's special census is back on.

EXECUTIVE SESSION
Mayor Golinski stated the Council will adjourn for executive session for the purpose of
1. Acquisition of real property.

The City Council entered Executive Session at 7:26 p.m.

The City Council returned to regular session at 7:38 p.m.

CITIZEN COMMENTS
None.

ADJOURNMENT
Mayor Golinski stated meeting adjourned.

Meeting adjourned at 7:39 p.m.

Minutes submitted by:

Beth Warren,
City Clerk, City of Yorkville, Illinois

Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	☐
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Bills for Payment

Tracking Number

Agenda Item Summary Memo

Title: Bills for Payment (Informational): $914,855.45

Meeting and Date: City Council – April 11, 2017

Synopsis:

Council Action Previously Taken:

Date of Action: Action Taken:

Item Number:

Type of Vote Required: None – Informational

Council Action Requested:

Submitted by: Amy Simmons (Name) Finance (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

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 03/24/17

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
523138	R0001822	GINGER ROBINSON						
		20160808-BUILD	02/24/17	01	1558 SIENNA DR BUILD PROGRAM	23-000-24-00-2445	300.00	
				02	1558 SIENNA DR BUILD PROGRAM	25-000-24-21-2445	380.00	
				03	1558 SIENNA DR BUILD PROGRAM	51-000-24-00-2445	5,320.00	
				04	1558 SIENNA DR BUILD PROGRAM	52-000-24-00-2445	4,000.00	
						INVOICE TOTAL:	10,000.00 *	
						CHECK TOTAL:		10,000.00
523139	R0001823	JUSTIN M. & KRISTINA WERNIG						
		20160820-BUILD	03/02/17	01	2412 FITZHUGH BUILD PROGRAM	23-000-24-00-2445	3,599.60	
				02	2412 FITZHUGH BUILD PROGRAM	25-000-24-20-2445	300.00	
				03	2412 FITZHUGH BUILD PROGRAM	25-000-24-21-2445	900.00	
				04	2412 FITZHUGH BUILD PROGRAM	42-000-24-00-2445	50.00	
				05	2412 FITZHUGH BUILD PROGRAM	51-000-24-00-2445	2,470.00	
						INVOICE TOTAL:	7,319.60 *	
						CHECK TOTAL:		7,319.60
523140	R0001824	RANDI & MATTHEW NELSON						
		20160798-BUILD	03/02/17	01	449 SUTTON BUILD PROGRAM	23-000-24-00-2445	3,127.60	
				02	449 SUTTON BUILD PROGRAM	25-000-24-20-2445	300.00	
				03	449 SUTTON BUILD PROGRAM	25-000-24-21-2445	900.00	
				04	449 SUTTON BUILD PROGRAM	42-000-24-00-2445	50.00	
				05	449 SUTTON BUILD PROGRAM	51-000-24-00-2445	2,470.00	
						INVOICE TOTAL:	6,847.60 *	
						CHECK TOTAL:		6,847.60
523141	SEBIS	SEBIS DIRECT						
		23072	03/14/17	01	FEB. 2017 UTILITY BILLING	01-120-54-00-5430	300.16	
				02	FEB. 2017 UTILITY BILLING	01-120-54-00-5462	42.16	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 03/24/17

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
523141	SEBIS	SEBIS DIRECT						
	23072		03/14/17	03	FEB. 2017 UTILITY BILLING	51-510-54-00-5430	402.14	
				04	FEB. 2017 UTILITY BILLING	51-510-54-00-5462	56.49	
				05	FEB. 2017 UTILITY BILLING	52-520-54-00-5430	187.59	
				06	FEB. 2017 UTILITY BILLING	79-795-54-00-5426	241.57	
				07	FEB. 2017 UTILITY BILLING	52-520-54-00-5462	26.35	
						INVOICE TOTAL:	1,256.46 *	
						CHECK TOTAL:		1,256.46
						TOTAL AMOUNT PAID:		25,423.66

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 03/27/17

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
523142	JENEXCAV	JENSEN EXCAVATING LLC						
	032217		03/22/17	01	ENGINEERS PAYMENT ESTIMATE #3	23-230-60-00-6014	13,645.40	
				02	& FINAL - BLACKBERRY WOODS	** COMMENT **		
				03	COMPLETION OF IMPROVEMENTS	** COMMENT **		
						INVOICE TOTAL:	13,645.40 *	
						CHECK TOTAL:		13,645.40
523143	R0001825	TODD JONES						
	20160409-BUILD		10/19/16	01	2662 FAIRFAX BUILD PROGRAM	23-000-24-00-2445	2,474.80	
				02	2662 FAIRFAX BUILD PROGRAM	25-000-24-21-2445	900.00	
				03	2662 FAIRFAX BUILD PROGRAM	51-000-24-00-2445	1,600.00	
						INVOICE TOTAL:	4,974.80 *	
						CHECK TOTAL:		4,974.80
						TOTAL AMOUNT PAID:		18,620.20

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
524554	AACVB AURORA AREA CONVENTION							
	021717-SUPER	03/27/17	01	FEB 2017 SUPER 8 HOTEL TAX	01-640-54-00-5481		711.49	
					INVOICE TOTAL:		711.49	*
	2/17-ALL	03/23/17	01	FEB 2017 ALL SEASONS HOTEL TAX	01-640-54-00-5481		29.22	
					INVOICE TOTAL:		29.22	*
	2/17-HAMPTON	03/23/17	01	FEB 2017 HAMPTON INN HOTEL TAX	01-640-54-00-5481		2,050.33	
					INVOICE TOTAL:		2,050.33	*
	2/17-SUNSET	03/23/17	01	FEB 2017 SUNSET HOTEL TAX	01-640-54-00-5481		52.20	
					INVOICE TOTAL:		52.20	*
					CHECK TOTAL:		2,843.24	
524555	AMPERAGE AMPERAGE ELECTRICAL SUPPLY INC							
	0687807-IN	03/08/17	01	VINYL TAPE	01-410-56-00-5620		7.52	
					INVOICE TOTAL:		7.52	*
					CHECK TOTAL:		7.52	
524556	AMPERAGE AMPERAGE ELECTRICAL SUPPLY INC							
	0687924-IN	03/01/17	01	REPLACEMENT DROP LENS	15-155-56-00-5642		196.76	
					INVOICE TOTAL:		196.76	*
					CHECK TOTAL:		196.76	
524557	AMPERAGE AMPERAGE ELECTRICAL SUPPLY INC							
	0688277-IN	03/10/17	01	REPLACEMENT SPLIT BASE WITH	15-155-56-00-5642		2,126.32	
			02	ACESS DOOR	** COMMENT **			
					INVOICE TOTAL:		2,126.32	*
					CHECK TOTAL:		2,126.32	

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524558	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC							
	0689293-IN		03/16/17	01	PHOTOCONTROL, SODIUM LAMPS	15-155-56-00-5642		611.46	
						INVOICE TOTAL:		611.46	*
						CHECK TOTAL:			611.46
524559	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC							
	0689528-IN		03/17/17	01	BOLT-ON CIRCUIT BREAKER	51-510-56-00-5638		24.23	
						INVOICE TOTAL:		24.23	*
						CHECK TOTAL:			24.23
524560	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC							
	0689531-IN		03/17/17	01	POLE BRACKET ADAPTER	15-155-56-00-5642		18.95	
						INVOICE TOTAL:		18.95	*
						CHECK TOTAL:			18.95
524561	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC							
	0690302-IN		03/22/17	01	IN LINE FUSE HOLDER	15-155-56-00-5642		68.00	
						INVOICE TOTAL:		68.00	*
						CHECK TOTAL:			68.00
524562	AQUAFIX	AQUAFIX, INC.							
	20730		03/23/17	01	VITASTIM GREASE	52-520-56-00-5613		524.15	
						INVOICE TOTAL:		524.15	*
						CHECK TOTAL:			524.15
524563	ARNESON	ARNESON OIL COMPANY							

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524563	ARNESON	ARNESON OIL COMPANY							
	185391		03/13/17	01	MARCH DIESEL FUEL	01-410-56-00-5695		553.82	
				02	MARCH DIESEL FUEL	51-510-56-00-5695		553.83	
						INVOICE TOTAL:		1,107.65	*
	186099		03/21/17	01	MARCH DIESEL FUEL	01-410-56-00-5695		144.00	
				02	MARCH DIESEL FUEL	51-510-56-00-5695		143.99	
						INVOICE TOTAL:		287.99	*
						CHECK TOTAL:			1,395.64
524564	ATTINTER	AT&T							
	9113665305		03/23/17	01	03/10-04/09 ROUTER	01-110-54-00-5440		496.60	
						INVOICE TOTAL:		496.60	*
						CHECK TOTAL:			496.60
524565	B&WCONTR	B&W CONTROL SYSTEM INTEGRATION							
	0189998-2		12/15/16	01	11/21-11/23 IT SUPPORT	01-640-54-00-5450		1,615.00	
						INVOICE TOTAL:		1,615.00	*
						CHECK TOTAL:			1,615.00
D000451	BEHRD	DAVID BEHRENS							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	52-520-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
524566	BPAMOCO	BP AMOCO OIL COMPANY							
	49946422		02/24/17	01	MARCH 2017 GASOLINE	01-210-56-00-5695		708.95	
						INVOICE TOTAL:		708.95	*
						CHECK TOTAL:			708.95

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D000452	BROWND	DAVID BROWN							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	52-520-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
524567	BSNSPORT	BSN/PASSON'S/GSC/CONLIN SPORTS							
	98837824		03/13/17	01	SPRING COACHES SHIRTS	79-795-56-00-5606		607.72	
						INVOICE TOTAL:		607.72	*
						CHECK TOTAL:			607.72
524568	CAMBRIA	CAMBRIA SALES COMPANY INC.							
	38559		03/21/17	01	TOILET TISSUE, PAPER TOWEL	01-110-56-00-5610		55.64	
						INVOICE TOTAL:		55.64	*
	38560		03/21/17	01	PAPER TOWEL, TOILET TISSUE	52-520-56-00-5620		120.01	
						INVOICE TOTAL:		120.01	*
						CHECK TOTAL:			175.65
524569	CARCONST	CARROLL CONSTRUCTION SUPPLY							
	AU017295		03/21/17	01	SONOTUBES	01-410-56-00-5620		78.90	
						INVOICE TOTAL:		78.90	*
						CHECK TOTAL:			78.90
524570	CARGILL	CARGILL, INC							
	2903301489		03/07/17	01	BULK ROCK SALT	51-510-56-00-5638		3,186.43	
						INVOICE TOTAL:		3,186.43	*

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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524570	CARGILL	CARGILL, INC							
	2903324283		03/20/17	01	BULK ROCK SALT	51-510-56-00-5638		3,111.50	
						INVOICE TOTAL:		3,111.50	*
	2903327094		03/21/17	01	BULK ROCK SALT	51-510-56-00-5638		3,121.66	
						INVOICE TOTAL:		3,121.66	*
						CHECK TOTAL:		9,419.59	
524571	CINTASFP	CINTAS CORPORATION FIRE 636525							
	OF94506808		03/08/17	01	ANNUAL EXTINGUISHER INSPECTION	01-210-54-00-5495		588.11	
						INVOICE TOTAL:		588.11	*
						CHECK TOTAL:		588.11	
524572	CNASURET	CNA SURETY							
	61687897N-051517		03/29/17	01	NOTARY PUBLIC RENEW-RASMUSSON	01-210-54-00-5462		30.00	
						INVOICE TOTAL:		30.00	*
						CHECK TOTAL:		30.00	
524573	COLDUP	COLLEGE OF DUPAGE							
	7934		03/20/17	01	OPEN SOURCE INVESTIGATION	01-210-54-00-5412		195.00	
				02	CLASS FOR MCMAHAN	** COMMENT **			
						INVOICE TOTAL:		195.00	*
						CHECK TOTAL:		195.00	
524574	COMED	COMMONWEALTH EDISON							
	6963019021-0216		03/20/17	01	02/15-03/17 RT47 & ROSENWINKLE	15-155-54-00-5482		32.15	
						INVOICE TOTAL:		32.15	*
						CHECK TOTAL:		32.15	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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524575	COMED	COMMONWEALTH EDISON							
	7090038005-0217		03/13/17	01	02/10-03/13 CANNONBALL & RT34	15-155-54-00-5482		18.44	
				02	02/10-03/13 CANNONBALL & RT34	01-410-54-00-5482		0.90	
						INVOICE TOTAL:		19.34	*
						CHECK TOTAL:			19.34
524576	COMED	COMMONWEALTH EDISON							
	8344010026-0217		03/23/17	01	02/03-03/23 MISC STREET LIGHTS	15-155-54-00-5482		200.21	
						INVOICE TOTAL:		200.21	*
						CHECK TOTAL:			200.21
524577	CONSTELL	CONSTELLATION NEW ENERGY							
	0038567964		03/23/17	01	02/17-03/19 3299 LEHMAN CR	51-510-54-00-5480		6,261.29	
						INVOICE TOTAL:		6,261.29	*
						CHECK TOTAL:			6,261.29
D000453	DLK	DLK, LLC							
	137		03/31/17	01	MAR 2017 ECONOMIC DEVELOPMENT	01-220-54-00-5486		9,425.00	
				02	MONTHLY HOURS	** COMMENT **			
						INVOICE TOTAL:		9,425.00	*
						DIRECT DEPOSIT TOTAL:			9,425.00
524578	EEI	ENGINEERING ENTERPRISES, INC.							
	61468		02/21/17	01	KBL COMMUNITY CENTER	01-640-54-00-5465		464.75	
						INVOICE TOTAL:		464.75	*
	61554		03/24/17	01	RT71 IMPROVEMENTS	01-640-54-00-5465		350.00	
						INVOICE TOTAL:		350.00	*

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524578	EEI	ENGINEERING ENTERPRISES, INC.							
	61555		03/24/17	01	GAME FARM/SOMONAUK IMPROVMENTS	23-230-60-00-6073		363.00	
						INVOICE TOTAL:		363.00	*
	61556		03/24/17	01	STAGECOACH CROSSING	01-640-54-00-5465		269.00	
						INVOICE TOTAL:		269.00	*
	61557		03/24/17	01	WINDETT RIDGE	01-640-54-00-5465		855.75	
						INVOICE TOTAL:		855.75	*
	61558		03/24/17	01	UTILITY PERMIT REVIEWS	01-640-54-00-5465		605.00	
						INVOICE TOTAL:		605.00	*
	61559		03/24/17	01	GRANDE RESERVE - AVANTI	01-640-54-00-5465		740.00	
						INVOICE TOTAL:		740.00	*
	61560		03/24/17	01	PRESTWICK	01-640-54-00-5465		784.50	
						INVOICE TOTAL:		784.50	*
	61561		03/24/17	01	DOWNTOWN TIF	88-880-60-00-6000		720.00	
						INVOICE TOTAL:		720.00	*
	61562		03/24/17	01	GIS UPDATES	01-640-54-00-5465		129.00	
						INVOICE TOTAL:		129.00	*
	61563		03/24/17	01	CALEDONIA	01-640-54-00-5465		1,641.25	
						INVOICE TOTAL:		1,641.25	*
	61564		03/24/17	01	BRISTOL BAY, UNIT 3	01-640-54-00-5465		84.00	
						INVOICE TOTAL:		84.00	*
	61565		03/24/17	01	WATER ATLAS MAP UPDATES	01-640-54-00-5465		645.00	
						INVOICE TOTAL:		645.00	*
	61566		03/24/17	01	YORKVILLE CHRISTIAN SCHOOL	90-055-55-00-0111		171.00	
						INVOICE TOTAL:		171.00	*

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524578	EEI	ENGINEERING ENTERPRISES, INC.							
	61567		03/24/17	01	AUTUMN CREEK, UNIT 2C	01-640-54-00-5465		644.50	
						INVOICE TOTAL:		644.50	*
	61568		03/24/17	01	YORKVILLE TOWN CENTER	01-640-54-00-5465		2,237.25	
						INVOICE TOTAL:		2,237.25	*
	61569		03/24/17	01	RT71 SANITARY SEWER AND WATER	51-510-60-00-6066		1,241.12	
				02	MAIN REPLACEMENT	** COMMENT **			
				03	RT71 SANITARY SEWER AND WATER	52-520-60-00-6066		291.13	
				04	MAIN REPLACEMENT	** COMMENT **			
						INVOICE TOTAL:		1,532.25	*
						CHECK TOTAL:		12,236.25	
524579	EEI	ENGINEERING ENTERPRISES, INC.							
	61570		03/24/17	01	RAINTREE VILAGE UNITS 4,5 & 6	01-640-54-00-5465		75.00	
						INVOICE TOTAL:		75.00	*
						CHECK TOTAL:		75.00	
524580	EEI	ENGINEERING ENTERPRISES, INC.							
	61571		03/24/17	01	SUNFLOWER ESTATES & GREEN	01-640-54-00-5465		26.08	
				02	BRIAR NATURALIZED BASIN	** COMMENT **			
				03	CONVERSION	** COMMENT **			
				04	SUNFLOWER ESTATES & GREEN	12-112-54-00-5416		55.42	
				05	BRIAR NATURALIZED BASIN	** COMMENT **			
				06	CONVERSION	** COMMENT **			
						INVOICE TOTAL:		81.50	*
	61572		03/24/17	01	RT34 IMPROVEMENTS	01-640-54-00-5465		185.00	
						INVOICE TOTAL:		185.00	*
	61573		03/24/17	01	BRISTOL BAY 65 PARK	72-720-60-00-6043		2,561.25	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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524580	EEI	ENGINEERING ENTERPRISES, INC.							
	61573		03/24/17	02	IMPROVEMENTS	** COMMENT **			
							INVOICE TOTAL:	2,561.25	*
	61574		03/24/17	01	ROB ROY DRAINAGE DISTRICT	01-640-54-00-5465		2,135.00	
							INVOICE TOTAL:	2,135.00	*
	61575		03/24/17	01	COUNTRYSIDE STREET AND WATER	51-510-60-00-6082		1,642.07	
				02	MAIN IMPROVEMENTS	** COMMENT **			
				03	COUNTRYSIDE STREET AND WATER	23-230-60-00-6082		1,006.43	
				04	MAIN IMPROVEMENTS	** COMMENT **			
							INVOICE TOTAL:	2,648.50	*
	61576		03/24/17	01	FOUNTAINVIEW SUBDIVISION	90-083-83-00-0111		277.50	
							INVOICE TOTAL:	277.50	*
	61577		03/24/17	01	LOT 19 YORKVILLE BUSINESS PARK	90-082-82-00-0111		1,849.25	
							INVOICE TOTAL:	1,849.25	*
	61578		03/24/17	01	YBSD COORDINATION - SANITARY	01-640-54-00-5465		647.00	
				02	SEWER REPAIRS	** COMMENT **			
							INVOICE TOTAL:	647.00	*
	61579		03/24/17	01	RT47 & MAIN ST PEDESTRIAN	01-640-54-00-5465		51.75	
				02	CROSSING	** COMMENT **			
							INVOICE TOTAL:	51.75	*
	61580		03/24/17	01	GC HOUSING DEVELOPMENT	90-089-89-00-0111		2,774.75	
							INVOICE TOTAL:	2,774.75	*
	61581		03/24/17	01	MUNICIPAL ENGINEERING SERVICES	01-640-54-00-5465		1,900.00	
							INVOICE TOTAL:	1,900.00	*
	61582		03/24/17	01	872 GREENFIELD TURN	01-640-54-00-5465		246.75	
							INVOICE TOTAL:	246.75	*
						CHECK TOTAL:		15,358.25	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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524581	EEI	ENGINEERING ENTERPRISES, INC.							
	61583		03/24/17	01	BLACKBERRY WOODS COMPLETION	23-230-60-00-6014		225.75	
				02	OF IMPROVEMENTS ** COMMENT **				
						INVOICE TOTAL:		225.75	*
						CHECK TOTAL:		225.75	
524582	EEI	ENGINEERING ENTERPRISES, INC.							
	61584		03/24/17	01	104 BEAVER STREET IMPROVEMENTS	90-097-97-00-0111		389.25	
						INVOICE TOTAL:		389.25	*
	61585		03/24/17	01	CENTER PKWY/COUNTRYSIDE PKWY	23-230-60-00-6025		1,991.70	
				02	LAFO ** COMMENT **				
						INVOICE TOTAL:		1,991.70	*
	61586		03/24/17	01	KBL COMMUNITY CENTER	01-640-54-00-5465		277.50	
						INVOICE TOTAL:		277.50	*
	61587		03/24/17	01	DOWNTOWN REVITATLIZATION	01-640-54-00-5465		262.50	
						INVOICE TOTAL:		262.50	*
	61588		03/24/17	01	NPDES MS4 2016 ANNUAL REPORT	01-640-54-00-5465		2,080.50	
				02	AND PERMIT UPDATE ** COMMENT **				
						INVOICE TOTAL:		2,080.50	*
	61589		03/24/17	01	MARIN BROS ADDITION	90-063-63-00-0111		148.50	
						INVOICE TOTAL:		148.50	*
	61590		03/24/17	01	2017 ROAD PROGRAM	23-230-60-00-6025		9,441.50	
						INVOICE TOTAL:		9,441.50	*
	61591		03/24/17	01	GRANDE RESERVE UNIT 2	01-640-54-00-5465		646.25	
						INVOICE TOTAL:		646.25	*
	61592		03/24/17	01	GRANDE RESERVE UNIT 5	01-640-54-00-5465		452.50	
						INVOICE TOTAL:		452.50	*

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
524582	EEI ENGINEERING ENTERPRISES, INC.							
	61593	03/24/17	01	FY2018 BUDGET	01-640-54-00-5465		2,960.00	
					INVOICE TOTAL:		2,960.00	*
	61594	03/24/17	01	MATHRE SITE	90-100-00-00-0111		64.50	
					INVOICE TOTAL:		64.50	*
	61595	03/24/17	01	BLACKBERRY WOODS-PHASE B	01-640-54-00-5465		141.00	
					INVOICE TOTAL:		141.00	*
	61596	03/24/17	01	CEDARHURST LIVING SITE	90-101-00-00-0111		1,745.25	
			02	IMPROVEMENTS	** COMMENT **			
					INVOICE TOTAL:		1,745.25	*
	61597	03/24/17	01	WEST WASHINGTON STREET WATER	51-510-60-00-6025		5,965.23	
			02	REPLACEMENT	** COMMENT **			
					INVOICE TOTAL:		5,965.23	*
	61598	03/24/17	01	2017 SANITARY SEWER LINING	52-520-60-00-6025		840.00	
					INVOICE TOTAL:		840.00	*
	61599	03/24/17	01	MAIN STREET ALLEY	01-640-54-00-5465		150.00	
					INVOICE TOTAL:		150.00	*
	61600	03/24/17	01	SPECIAL CENSUS	01-640-54-00-5465		97.50	
					INVOICE TOTAL:		97.50	*
	61601	03/24/17	01	CITY OF YORKVILLE-GENERAL	01-640-54-00-5465		2,165.25	
					INVOICE TOTAL:		2,165.25	*
	61602	03/24/17	01	KENDALL CROSSING-LOT 3	90-102-00-00-0111		3,011.50	
					INVOICE TOTAL:		3,011.50	*
	61603	03/24/17	01	2017 KC-TAP GRANT APPLICATION	01-640-54-00-5465		1,112.50	
					INVOICE TOTAL:		1,112.50	*

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524582	EEI	ENGINEERING ENTERPRISES, INC.							
	61604		03/24/17	01	OLD SECOND BUILDING-DOWNTOWN	01-640-54-00-5465		92.50	
						INVOICE TOTAL:		92.50	*
	61605		03/24/17	01	RT71 IMPROVEMENTS	01-640-54-00-5465		213.25	
						INVOICE TOTAL:		213.25	*
	61606		03/24/17	01	ROSS DRESS FOR LESS SITE	90-103-00-00-0111		1,044.75	
				02	IMPROVMENTS	** COMMENT **			
						INVOICE TOTAL:		1,044.75	*
	61607		03/24/17	01	ACADEMY WATER MAIN	01-640-54-00-5465		354.75	
						INVOICE TOTAL:		354.75	*
	61608		03/24/17	01	YBSD - MABR PHOSPHORUS REMOVAL	01-640-54-00-5465		592.50	
				02	PROJECT	** COMMENT **			
						INVOICE TOTAL:		592.50	*
	61609		03/24/17	01	WEST WASHINGTON ST DRAINAGE	51-510-60-00-6025		2,295.00	
				02	REVIEW	** COMMENT **			
						INVOICE TOTAL:		2,295.00	*
	61610		03/24/17	01	WRIGLEY ACCESS DR & RT47	23-230-60-00-6009		761.25	
				02	IMPROVEMENTS	** COMMENT **			
						INVOICE TOTAL:		761.25	*
						CHECK TOTAL:		39,296.93	
524583	EEI	ENGINEERING ENTERPRISES, INC.							
	61611-10		03/20/17	01	MILL STREET LAFO	23-230-60-00-6025		866.88	
						INVOICE TOTAL:		866.88	*
						CHECK TOTAL:		866.88	
524584	EEI	ENGINEERING ENTERPRISES, INC.							

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524584	EEI	ENGINEERING ENTERPRISES, INC.							
	61612-15		03/20/17	01	RT47 STREETLIGHTS &	23-230-60-00-6048		3,496.55	
				02	STREETSCAPE	** COMMENT **			
						INVOICE TOTAL:		3,496.55	*
						CHECK TOTAL:		3,496.55	
524585	ELINEUP	JEFFREY C DAVIES							
	384		03/29/17	01	5/6/2017-5/6/2018 ELINEUP	01-000-14-00-1400		600.00	
				02	SOFTWARE MAINTENANCE	** COMMENT **			
						INVOICE TOTAL:		600.00	*
						CHECK TOTAL:		600.00	
D000454	EVANST	TIM EVANS							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	79-790-54-00-5440		22.50	
				02	REIMBURSEMENT	** COMMENT **			
				03	MAR 2017 MOBILE EMAIL	79-795-54-00-5440		22.50	
				04	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
524586	EYEMED	FIDELITY SECURITY LIFE INS.							
	163136969		03/27/17	01	APRIL 2017 VISION INS	01-110-52-00-5224		54.50	
				02	APRIL 2017 VISION INS	01-120-52-00-5224		54.75	
				03	APRIL 2017 VISION INS	01-210-52-00-5224		493.00	
				04	APRIL 2017 VISION INS	01-220-52-00-5224		48.92	
				05	APRIL 2017 VISION INS	01-410-52-00-5224		88.93	
				06	APRIL 2017 VISION INS	01-640-52-00-5242		65.16	
				07	APRIL 2017 VISION INS	79-790-52-00-5224		89.07	
				08	APRIL 2017 VISION INS	79-795-52-00-5224		69.84	

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524586	EYEMED	FIDELITY SECURITY LIFE INS.							
	163136969		03/27/17	09	APRIL 2017 VISION INS	51-510-52-00-5224		94.25	
				10	APRIL 2017 VISION INS	52-520-52-00-5224		45.97	
				11	APRIL 2017 VISION INS	82-820-52-00-5224		54.24	
						INVOICE TOTAL:		1,158.63	*
						CHECK TOTAL:		1,158.63	
D000455	FREDRICR	ROB FREDRICKSON							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	01-120-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
524587	GARDKOCH	GARDINER KOCH & WEISBERG							
	H-2364C-124929		03/27/17	01	KIMBALL HILL I MATTERS	01-640-54-00-5461		773.02	
						INVOICE TOTAL:		773.02	*
	H-3181C-124927		03/27/17	01	GENERAL CITY LEGAL MATTERS	01-640-54-00-5461		2,381.40	
						INVOICE TOTAL:		2,381.40	*
	H-3525C-124928		03/27/17	01	KIMBALL HILL II UNIT 4 MATTERS	01-640-54-00-5461		300.00	
						INVOICE TOTAL:		300.00	*
	H-3548C-124932		03/27/17	01	WALKER HOMES MATTERS	01-640-54-00-5461		200.00	
						INVOICE TOTAL:		200.00	*
	H-3617C-124931		03/27/17	01	ROB ROY RAYMOND MATTERS	01-640-54-00-5461		5,680.71	
						INVOICE TOTAL:		5,680.71	*
	H-3995C-124933		03/27/17	01	YMCA MATTERS	01-640-54-00-5461		292.00	
						INVOICE TOTAL:		292.00	*

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524587	GARDKOCH GARDINER KOCH & WEISBERG							
	H-4231C-124930	03/27/17	01	POLICE CHASE MATTERS	01-640-54-00-5461		160.00	
					INVOICE TOTAL:		160.00	*
					CHECK TOTAL:		9,787.13	
524588	GLATFELT GLATFELTER UNDERWRITING SRVS.							
	122281112	03/16/17	01	ADDED TORO MOWER TO INS	01-640-52-00-5231		92.00	
					INVOICE TOTAL:		92.00	*
					CHECK TOTAL:		92.00	
524589	GLATFELT GLATFELTER UNDERWRITING SRVS.							
	211772111-4	11/21/16	01	LIABILITY INS INSTALLMENT #4	01-000-14-00-1400		9,095.28	
			02	LIABILITY INS INSTALLMENT #4	01-000-14-00-1400		1,678.39	
			03	LIABILITY INS INSTALLMENT #4	51-000-14-00-1400		984.14	
			04	LIABILITY INS INSTALLMENT #4	52-000-14-00-1400		494.43	
			05	LIABILITY INS INSTALLMENT #4	01-000-14-00-1400		842.76	
			06	FOR LIBRARY	** COMMENT **			
					INVOICE TOTAL:		13,095.00	*
					CHECK TOTAL:		13,095.00	
524590	GODWINL LISA R. GODWIN							
	031617	03/27/17	01	MARCH PARK BOARD MEETING	79-795-54-00-5462		35.56	
			02	MINUTES	** COMMENT **			
					INVOICE TOTAL:		35.56	*
					CHECK TOTAL:		35.56	
D000456	GOLINSKI GARY GOLINSKI							
	040117	04/01/17	01	MAR 2017 MOBILE EMAIL	01-110-54-00-5440		45.00	

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D000456	GOLINSKI	GARY GOLINSKI							
	040117		04/01/17	02	REIMBURSEMENT	** COMMENT **			
							INVOICE TOTAL:	45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
524591	GRAINGER	GRAINGER							
	9380746264		03/08/17	01	COMBINATION CARTRIDGES	51-510-56-00-5638		117.70	
							INVOICE TOTAL:	117.70	*
						CHECK TOTAL:		117.70	
524592	GUARDENT	GUARDIAN							
	032217		03/22/17	01	APR 2017 DENTAL INS	01-110-52-00-5223		357.59	
				02	APR 2017 DENTAL INS	01-110-52-00-5237		84.26	
				03	APR 2017 DENTAL INS	01-120-52-00-5223		471.21	
				04	APR 2017 DENTAL INS	01-210-52-00-5223		4,064.30	
				05	APR 2017 DENTAL INS	01-220-52-00-5223		398.32	
				06	APR 2017 DENTAL INS	01-410-52-00-5223		750.84	
				07	APR 2017 DENTAL INS	01-640-52-00-5241		463.39	
				08	APR 2017 DENTAL INS	79-790-52-00-5223		778.08	
				09	APR 2017 DENTAL INS	79-795-52-00-5223		590.48	
				10	APR 2017 DENTAL INS	51-510-52-00-5223		762.28	
				11	APR 2017 DENTAL INS	52-520-52-00-5223		363.89	
				12	APR 2017 DENTAL INS	82-820-52-00-5223		440.48	
							INVOICE TOTAL:	9,525.12	*
						CHECK TOTAL:		9,525.12	
D000457	HARMANR	RHIANNON HARMON							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	79-795-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
							INVOICE TOTAL:	45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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524593	HAWKINS	HAWKINS INC							
	4042678		03/17/17	01	CHEMICALS	51-510-56-00-5638		895.12	
						INVOICE TOTAL:		895.12	*
						CHECK TOTAL:		895.12	
524594	HDSUPPLY	HD SUPPLY WATERWORKS, LTD.							
	G875240		03/08/17	01	6 100CF METERS	51-510-56-00-5664		1,003.95	
						INVOICE TOTAL:		1,003.95	*
						CHECK TOTAL:		1,003.95	
D000458	HENNED	DURK HENNE							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
D000459	HERNANDA	ADAM HERNANDEZ							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
D000460	HORNERR	RYAN HORNER							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	

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D000461	HOULEA	ANTHONY HOULE							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
							INVOICE TOTAL:	45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
524595	ILLCO	ILLCO, INC.							
	1315042		03/09/17	01	ELKAY UPPER SHROUD FOR BEECHER	23-216-56-00-5656		57.19	
							INVOICE TOTAL:	57.19	*
						CHECK TOTAL:			57.19
524596	ILTREASU	STATE OF ILLINOIS TREASURER							
	56		04/01/17	01	RT47 EXPANSION PYMT #56	15-000-14-00-1400		6,148.90	
				02	RT47 EXPANSION PYMT #56	51-000-14-00-1400		16,462.00	
				03	RT47 EXPANSION PYMT #56	52-000-14-00-1400		4,917.93	
				04	RT47 EXPANSION PYMT #56	88-000-14-00-1400		618.36	
							INVOICE TOTAL:	28,147.19	*
						CHECK TOTAL:			28,147.19
524597	IPRF	ILLINOIS PUBLIC RISK FUND							
	38182		03/13/17	01	MAY 2017 WORKER COMP INS	01-000-14-00-1400		10,093.28	
				02	MAY 2017 WORKER COMP INS-PR	01-000-14-00-1400		2,159.82	
				03	MAY 2017 WORKER COMP INS	51-000-14-00-1400		1,057.74	
				04	MAY 2017 WORKER COMP INS	52-000-14-00-1400		545.26	
				05	MAY 2017 WORKER COMP INS-LIB	01-000-14-00-1400		1,017.90	
							INVOICE TOTAL:	14,874.00	*
						CHECK TOTAL:			14,874.00
524598	ITRON	ITRON							

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524598	ITRON	ITRON							
	443377		03/12/17	01	APRIL 2017 HOSTING SERVICES	51-510-54-00-5462		555.08	
						INVOICE TOTAL:		555.08	*
						CHECK TOTAL:		555.08	
524599	KCRECORD	SHAW SUBURBAN MEDIA GROUP							
	42461-050417		03/29/17	01	ANNUAL SUBSCRIPTION RENEWAL	01-110-54-00-5460		28.00	
						INVOICE TOTAL:		28.00	*
						CHECK TOTAL:		28.00	
D000462	KLEEFISG	GLENN KLEEFISCH							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
524600	KUEHLEMC	CHRIS KUEHLEM							
	031417		03/14/17	01	ILEAS CONFERENCE MEAL	01-210-54-00-5415		35.76	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		35.76	*
						CHECK TOTAL:		35.76	
524601	MENLAND	MENARDS - YORKVILLE							
	73003		03/06/17	01	FOAM BRUSH	79-790-56-00-5620		3.20	
						INVOICE TOTAL:		3.20	*
	73018		03/06/17	01	EYE BOLTS, S HOOKS, COILS,	79-790-56-00-5620		59.90	

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524601	MENLAND	MENARDS - YORKVILLE							
	73018		03/06/17	02	EPOX	** COMMENT **			
							INVOICE TOTAL:	59.90	*
	73101		03/07/17	01	CHANNELLOCKS	79-790-56-00-5630		19.99	
							INVOICE TOTAL:	19.99	*
	73306		03/09/17	01	WRENCHES	51-510-56-00-5630		18.67	
							INVOICE TOTAL:	18.67	*
	73639		03/13/17	01	CAR WASH	52-520-56-00-5620		5.99	
							INVOICE TOTAL:	5.99	*
	73645		03/13/17	01	FIBERGLASS FISH TAPE	51-510-56-00-5630		66.98	
							INVOICE TOTAL:	66.98	*
	73766		03/15/17	01	CORRUGATED TUBING	51-510-56-00-5638		107.69	
							INVOICE TOTAL:	107.69	*
	73855-17		03/16/17	01	2-POLE BREAKER	51-510-56-00-5638		9.47	
							INVOICE TOTAL:	9.47	*
	73860		03/16/17	01	POLE BREAKER RETURN CREDIT	51-510-56-00-5638		-9.47	
							INVOICE TOTAL:	-9.47	*
	73898-17		03/16/17	01	HOSE MENDER	51-510-56-00-5620		5.98	
							INVOICE TOTAL:	5.98	*
	73975		03/17/17	01	BATTERIES	51-510-56-00-5620		3.49	
							INVOICE TOTAL:	3.49	*
	74254		03/20/17	01	BATTERIES	51-510-56-00-5665		23.94	
							INVOICE TOTAL:	23.94	*
	74274		03/20/17	01	WIRE SPLICE KIT	51-510-56-00-5620		9.58	
							INVOICE TOTAL:	9.58	*

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524601	MENLAND	MENARDS - YORKVILLE							
	74316		03/21/17	01	WIRE SPLICE KIT	51-510-56-00-5638		9.58	
						INVOICE TOTAL:		9.58	*
	74353		03/21/17	01	PROPANE CYLINDER	01-410-56-00-5620		2.97	
						INVOICE TOTAL:		2.97	*
						CHECK TOTAL:		337.96	
524602	MENLAND	MENARDS - YORKVILLE							
	74851		03/27/17	01	PAINT & PAINTING SUPPLIES	79-795-56-00-5640		174.47	
						INVOICE TOTAL:		174.47	*
						CHECK TOTAL:		174.47	
524603	MORASPH	MORRIS ASPHALT DIVISION							
	11164		03/08/17	01	COLD PATCH	15-155-56-00-5633		1,350.80	
						INVOICE TOTAL:		1,350.80	*
						CHECK TOTAL:		1,350.80	
524604	MOSERR	ROBERT MOSER							
	031717		03/17/17	01	REFEREE	79-795-54-00-5462		75.00	
						INVOICE TOTAL:		75.00	*
						CHECK TOTAL:		75.00	
D000463	NELCONT	TYLER NELSON							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	79-795-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	

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524605	NEMRT	NORTH EAST MULTI-REGIONAL							
	216866		03/14/17	01	ADVANCED CYBER CRIMES TRAINING	01-210-54-00-5412		135.00	
				02	FOR PAPPAS ** COMMENT **				
						INVOICE TOTAL:		135.00	*
						CHECK TOTAL:		135.00	
524606	NICOR	NICOR GAS							
	07-72-09-0117 7-0217		03/14/17	01	02/10-03/14 1301 CAROLYN CT	01-110-54-00-5480		24.63	
						INVOICE TOTAL:		24.63	*
	31-61-67-2493 1-0217		03/13/17	01	02/09-03/13 276 WINDHAM CR	01-110-54-00-5480		26.44	
						INVOICE TOTAL:		26.44	*
	45-12-25-4081 3-0217		03/14/17	01	02/08-03/13 201 W HUDRAULIC	01-110-54-00-5480		181.98	
						INVOICE TOTAL:		181.98	*
	49-25-61-1000 5-0217		03/14/17	01	2/08-03/13 1 VAN EMMON RD	01-110-54-00-5480		116.13	
						INVOICE TOTAL:		116.13	*
						CHECK TOTAL:		349.18	
524607	OHARAM	MICHELE O'HARA							
	030917		03/09/17	01	PIANO LESSON INSTRUCTION	79-795-54-00-5462		1,400.00	
						INVOICE TOTAL:		1,400.00	*
						CHECK TOTAL:		1,400.00	
524608	OMALLEY	O'MALLEY WELDING & FABRICATING							
	17508		03/08/17	01	REPAIR WELDING AT SHOP	79-790-54-00-5495		105.00	
						INVOICE TOTAL:		105.00	*
						CHECK TOTAL:		105.00	

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 04/11/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
524609	PFPETT	P.F. PETTIBONE & CO.							
	171901		03/17/17	01	CRIME PREVENTION NOTICE	01-210-54-00-5430		228.40	
				02	TICKETS	** COMMENT **			
						INVOICE TOTAL:		228.40	*
	171910		03/21/17	01	1 DIGITAL PHOTO ID	01-210-54-00-5430		17.00	
						INVOICE TOTAL:		17.00	*
						CHECK TOTAL:			245.40
524610	R0000594	BRIAN BETZWISER							
	040117-101		04/01/17	01	185 WOLF ST PYMT #101	25-215-92-00-8000		3,522.92	
				02	185 WOLF ST PYMT #101	25-215-92-00-8050		2,378.37	
				03	185 WOLF ST PYMT #101	25-225-92-00-8000		110.38	
				04	185 WOLF ST PYMT #101	25-225-92-00-8050		74.52	
						INVOICE TOTAL:		6,086.19	*
						CHECK TOTAL:			6,086.19
524611	R0001827	REGINA BUTERA							
	032717		03/27/17	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		8.61	
				02	BILL FOR ACCT#0104466610-02	** COMMENT **			
						INVOICE TOTAL:		8.61	*
						CHECK TOTAL:			8.61
524612	R0001828	DON SCHOENFIELDER							
	032417		03/24/17	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		111.63	
				02	BILL FOR ACCT#0101051400-06	** COMMENT **			
						INVOICE TOTAL:		111.63	*
						CHECK TOTAL:			111.63

INVOICES DUE ON/BEFORE 04/11/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
524613	R0001829	CYNTHIA CAHILL							
	032717		03/27/17	01	REFUND COLLECTIONS PYMT FORM	01-000-13-00-1371		220.45	
				02	LANDLORD FOR ACCT	** COMMENT **			
				03	#0109050080-06	** COMMENT **			
						INVOICE TOTAL:		220.45	*
						CHECK TOTAL:		220.45	
D000464	REDMONST	STEVE REDMON							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	79-795-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
524614	REINDERS	REINDERS, INC.							
	4045843-00		03/02/17	01	MOWER	25-225-60-00-6060		53,908.00	
						INVOICE TOTAL:		53,908.00	*
						CHECK TOTAL:		53,908.00	
524615	RIETZR	ROBERT L. RIETZ JR.							
	031717		03/17/17	01	REFEREE	79-795-54-00-5462		75.00	
						INVOICE TOTAL:		75.00	*
						CHECK TOTAL:		75.00	
524616	RIVRVIEW	RIVERVIEW FORD							
	123378		12/19/16	01	BATTERIES	79-790-54-00-5495		191.92	
						INVOICE TOTAL:		191.92	*
	124307		03/21/17	01	BATTERY	79-790-56-00-5640		122.00	
						INVOICE TOTAL:		122.00	*
						CHECK TOTAL:		313.92	

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 04/11/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D000465	ROSBOROS	SHAY REMUS							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	79-795-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
524617	SAFELITE	SAFELITE FULFILLMENT INC							
	05587-286573		03/03/17	01	VEHICLE GLASS REPLACEMENT	51-510-54-00-5490		284.95	
						INVOICE TOTAL:		284.95	*
						CHECK TOTAL:			284.95
524618	SCODROP	PETER SCODRO							
	032017		03/20/17	01	CDL LICENSE REIMBURSEMENT	51-510-54-00-5460		65.00	
						INVOICE TOTAL:		65.00	*
						CHECK TOTAL:			65.00
D000466	SCOTTB	BILL SCOTT							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
524619	SERVICE	SERVICE PRINTING CORPORATION							
	94062		03/30/17	01	CATALOG POSTAGE	79-795-54-00-5426		3,140.74	
						INVOICE TOTAL:		3,140.74	*
						CHECK TOTAL:			3,140.74

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 04/11/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
524620	SFBCT	SWFVCTC							
	YV4Q2016		03/30/17	01	40% OF 4TH QUARTER CABLE	01-640-54-00-5475		23,851.29	
				02	FRANCHISE PAYMENT OF	** COMMENT **			
				03	$59,628.22	** COMMENT **			
						INVOICE TOTAL:		23,851.29	*
						CHECK TOTAL:		23,851.29	
D000467	SLEEZERJ	JOHN SLEEZER							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
D000468	SLEEZERS	SLEEZER, SCOTT							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
D000469	SMITHD	DOUG SMITH							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
D000470	SOELKET	TOM SOELKE							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	52-520-54-00-5440		45.00	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 04/11/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D000470	SOELKET	TOM SOELKE							
	040117		04/01/17	02	REIMBURSEMENT	** COMMENT **			
							INVOICE TOTAL:	45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
524621	SZWEDAW	WALTER SZWEDA							
	031717		03/17/17	01	REFEREE	79-795-54-00-5462		75.00	
							INVOICE TOTAL:	75.00	*
						CHECK TOTAL:			75.00
524622	TERRACON	TERRACON CONSULTS, INC							
	T878225		02/27/17	01	ENVIRONMENTAL SOIL EVALUATION	88-880-60-00-6000		6,025.00	
							INVOICE TOTAL:	6,025.00	*
						CHECK TOTAL:			6,025.00
524623	TIGERDIR	TIGERDIRECT							
	P51867110001		01/19/16	01	HP ELITEBOOK LAPTOP	01-210-56-00-5635		609.51	
							INVOICE TOTAL:	609.51	*
						CHECK TOTAL:			609.51
524624	UPS5361	DDEDC #3, INC							
	032317		03/23/17	01	1 PKG TO KFO	01-110-54-00-5452		9.92	
							INVOICE TOTAL:	9.92	*
						CHECK TOTAL:			9.92
524625	WAREHOUS	WAREHOUSE DIRECT							

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 04/11/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
524625	WAREHOUS	WAREHOUSE DIRECT							
	3422025-0		03/24/17	01	PAPER	01-110-56-00-5610		174.60	
						INVOICE TOTAL:		174.60	*
						CHECK TOTAL:		174.60	
524626	WATERSYS	WATER SOLUTIONS UNLIMITED, INC							
	41021		03/17/17	01	PHOSPHATE	51-510-56-00-5638		2,714.40	
						INVOICE TOTAL:		2,714.40	*
						CHECK TOTAL:		2,714.40	
D000471	WEBERR	ROBERT WEBER							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
524627	WECKSTEB	BILL WECKSTEIN							
	031817		03/18/17	01	REFEREE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:		100.00	
524628	WELDSTAR	WELDSTAR							
	01579362		03/09/17	01	WELDING SAFETY WEAR	01-410-56-00-5630		74.29	
				02	WELDING SAFETY WEAR	51-510-56-00-5630		74.30	
				03	WELDING SAFETY WEAR	52-520-56-00-5630		74.30	
						INVOICE TOTAL:		222.89	*
						CHECK TOTAL:		222.89	

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 04/11/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
524629	WILLIAMT	TY WILLIAMS							
	031717		03/17/17	01	REFEREE	79-795-54-00-5462		75.00	
						INVOICE TOTAL:		75.00	*
						CHECK TOTAL:		75.00	
D000472	WILLRETE	ERIN WILLRETT							
	040117		04/01/17	01	MAR 2017 MOBILE EMAIL	01-110-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
524630	WOODHOUR	RICHARD WOODHOUSE							
	031817		03/18/17	01	REFEREE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:		100.00	
524631	WTRPRD	WATER PRODUCTS, INC.							
	0272064		03/15/17	01	BAND REPAIR CLAMP	51-510-56-00-5640		276.00	
						INVOICE TOTAL:		276.00	*
						CHECK TOTAL:		276.00	
524632	YBSD	YORKVILLE BRISTOL							
	22817SF		03/27/17	01	FEB 2017 SANITARY FEES	95-000-24-00-2450		309,704.33	
						INVOICE TOTAL:		309,704.33	*
						CHECK TOTAL:		309,704.33	
524633	YOUNGM	MARLYS J. YOUNG							

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 04/11/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
524633	YOUNGM	MARLYS J. YOUNG							
	030717		03/27/17	01	03/07/17 EDC MEETING MINUTES	01-110-54-00-5462		74.50	
						INVOICE TOTAL:		74.50	*
						CHECK TOTAL:		74.50	

TOTAL CHECKS PAID: 592,207.56

TOTAL DIRECT DEPOSITS PAID: 10,370.00

TOTAL AMOUNT PAID: 602,577.56

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 04/03/17

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
523144	R0001826	RAMON ALMANZAR						
	20160809-BUILD		02/24/17	01	2236 LAVENDER BUILD PROGRAM	23-000-24-00-2445	300.00	
				02	2236 LAVENDER BUILD PROGRAM	25-000-24-21-2445	380.00	
				03	2236 LAVENDER BUILD PROGRAM	51-000-24-00-2445	5,320.00	
				04	2236 LAVENDER BUILD PROGRAM	52-000-24-00-2445	4,000.00	
						INVOICE TOTAL:	10,000.00 *	
						CHECK TOTAL:		10,000.00
						TOTAL AMOUNT PAID:		10,000.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

UNITED CITY OF YORKVILLE
PAYROLL SUMMARY
March 24, 2017

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
MAYOR & LIQ. COM.	$ 908.34	$ -	$ 908.34	$ -	$ 69.49	$ 977.83
CLERK	583.34	-	583.34	8.98	44.61	636.93
TREASURER	83.34	-	83.34	8.98	6.36	98.68
ALDERMAN	3,500.00	-	3,500.00	-	261.31	3,761.31
ADMINISTRATION	14,840.36	-	14,840.36	1,586.00	1,091.36	17,517.72
FINANCE	8,864.97	-	8,864.97	955.64	661.37	10,481.98
POLICE	97,804.17	2,911.34	100,715.51	561.54	7,433.17	108,710.22
COMMUNITY DEV.	14,512.23	-	14,512.23	1,389.78	1,076.89	16,978.90
STREETS	12,901.29	800.66	13,701.95	1,477.06	1,008.74	16,187.75
WATER	15,686.45	176.43	15,862.88	1,710.02	1,159.37	18,732.27
SEWER	8,020.19	-	8,020.19	864.58	596.67	9,481.44
PARKS	16,845.73	-	16,845.73	1,815.98	1,244.38	19,906.09
RECREATION	13,936.14	-	13,936.14	1,161.66	1,028.69	16,126.49
LIBRARY	16,535.78	-	16,535.78	867.62	1,233.02	18,636.42
TOTALS	$ 225,022.33	$ 3,888.43	$ 228,910.76	$ 12,407.84	$ 16,915.43	$ 258,234.03

TOTAL PAYROLL **$ 258,234.03**

UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, April 11, 2017

ACCOUNTS PAYABLE		**DATE**	
Manual Check Register *(Pages 1 - 2)*		03/24/2017	25,423.66
Manual Check Register *(Page 3)*		03/27/2017	18,620.20
City Check Register *(Pages 4 - 33)*		04/11/2017	602,577.56
	SUB-TOTAL:		**$646,621.42**
OTHER PAYABLES			
Manual Check #523144 - Almanzar BUILD Check *(Page 34)*		04/03/2017	10,000.00
	SUB-TOTAL:		**$10,000.00**
PAYROLL			
Bi - Weekly *(Page 35)*		03/24/2017	258,234.03
	SUB-TOTAL:		**$258,234.03**
	TOTAL DISBURSEMENTS:		**$914,855.45**

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Mayor #1

Tracking Number

CC 2017-18

Agenda Item Summary Memo

Title: Appointment of Ward II Alderman – Arden Joe Plocher

Meeting and Date: City Council – April 11, 2017

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Mayor Gary J. Golinski

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

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	☐
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Mayor #2

Tracking Number

CC 2017-19

Agenda Item Summary Memo

Title: Proclamation for Motorcycle Awareness Month

Meeting and Date: City Council – April 11, 2017

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested:

Submitted by: Mayor Gary J. Golinski

Name Department

Agenda Item Notes:

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UNITED CITY OF YORKVILLE

Motorcycle Awareness Month Proclamation

WHEREAS, safety is the highest priority for the highways and streets of our City and State; and

WHEREAS, the great State of Illinois is proud to be a national leader in motorcycle safety, education and awareness; and

WHEREAS, motorcycles are a common and economical means of transportation that reduces fuel consumption and road wear, and contributes in a significant way to the relief of traffic and parking congestion; and

WHEREAS, it is especially meaningful that the citizens of our City and State be aware of motorcycles on the roadways and recognize the importance of motorcycle safety; and

WHEREAS, the members of A.B.A.T.E. of Illinois, Inc. (A Brotherhood Aimed Toward Education), continually promote motorcycle safety, education and awareness in high school drivers' education programs and to the general public in our City and State, presenting motorcycle awareness programs to over 100,000 participants in Illinois over the past several years; and

WHEREAS, all motorcyclists should join with A.B.A.T.E. of Illinois, Inc. in actively promoting the safe operation of motorcycles as well as promoting motorcycle safety, education, awareness and respect of the citizens of our City and State; and

WHEREAS, the motorcyclists of Illinois have contributed extensive volunteerism and money to national and community charitable organizations; and

WHEREAS, during the month of May, all roadway users should unite in the safe sharing of the roadways within the United City of Yorkville and throughout the State of Illinois.

NOW, THEREFORE, I, Gary J. Golinski, Mayor of the United City of Yorkville, in the great State of Illinois, in recognition of 30 years of A.B.A.T.E. of Illinois, Inc., and over 650,000 registered motorcyclists statewide, and in recognition of the continued role Illinois serves as a leader in motorcycle safety, education and awareness, do hereby proclaim the Month of May 2017 as Motorcycle Awareness Month in the United City of Yorkville, and urge all motorists to join in an effort to improve safety and awareness on our roadways.

Dated this 11th day of April, 2017, A.D.

_____

Gary J. Golinski, Mayor

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	■

Agenda Item Number

Mayor #3

Tracking Number

CC 2017-20

Agenda Item Summary Memo

Title: Bicentennial Riverfront Park Grant – One Year Extension Agreement

Meeting and Date: City Council – April 11, 2017

Synopsis: Please see attached.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Tim Evans (Name) Parks and Recreation (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: Yorkville City Council
From: Tim Evans, Director of Parks and Recreation
CC: Bart Olson, City Administrator
Date: April 2, 2017
Subject: Bicentennial Riverfront Park grant one (1) year extension agreement

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Summary

A review of the Bicentennial Riverfront Park grant one (1) year extension agreement with Illinois Department of Natural Resources (IDNR)

Background

In May, 2013, the United City of Yorkville Parks and Recreation Department was awarded an Open Space Lands Acquisition and Development (OSLAD) grant to further develop Bicentennial Riverfront Park. While preparing to install the playground portion of the grant, staff found irregularities in the soil and are currently working with environmental consultants to resolve the problem. This has caused a delay in the OSLAD grant being completed in a timely fashion. Staff has requested a one (1) year grant completion extension, which currently expires on December 31, 2017 and will now expire on December 31, 2018. Attached are copies of the proposed one (1) year grant extension agreement and associated forms.

Recommendation

Additional analysis will be presented verbally at the meeting. With this extension, we can move forward with the Riverfront Park redevelopment immediately and not have to be delayed by reapplying for an extension. Staff seeks City Council approval to forward the attached one (1) year Bicentennial Riverfront Park Grant extension agreement with IDNR.

Resolution No. 2017-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING AN AMENDMENT TO PROJECT AGREEMENT # OS 13-1864 WITH THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES

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

WHEREAS, the City and the Illinois Department of Natural Resources entered into a Project Agreement for Project # OS 13-1864 (the "*Agreement*") in 2013, which Agreement authorized grant reimbursement on the Bicentennial Riverfront Park project and provided for a project end date of December 31, 2015; and,

WHEREAS, the City Council approved Resolution No. 2015-14 on July 14, 2015 which extended the project end date to December 31, 2016; and,

WHEREAS, the City Council approved Resolution No. 2016-24 on August 23, 2016 which extended the project end date to December 31, 2017; and,

WHEREAS, the City now desires to extend the project end date set forth in the Agreement to December 31, 2018.

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

Section 1. That the Amendment to Project Agreement and the documents related to the Amendment entitled Taxpayer Identification Number, and Standard Certifications, attached hereto and made a part hereof, are hereby approved and the Mayor is hereby authorized to execute and deliver said Amendment and related documents on behalf of the United City of Yorkville.

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

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

_____
CITY CLERK

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	_____	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
DIANE TEELING	_____	SEAVER TARULIS	_____

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

_____
MAYOR

Attest:

_____
City Clerk

STATE OF ILLINOIS
Department of Natural Resources

Sponsor: **United City of Yorkville**

Project Amendment #: 3

AMENDMENT TO PROJECT AGREEMENT

THIS AMENDMENT TO Project Agreement # **OS 13-1864** is hereby made and agreed upon by the Illinois Department of Natural Resources and by the **United City of Yorkville** pursuant to the Open Space Lands Acquisition and Development Act, as amended, (525 ILCS, 35/1, et. seq.).

The Sponsor and the IDNR, in mutual consideration of the promises made herein and in the Project Agreement of which this is an amendment, do promise as follows: ***That the above mentioned Agreement is amended by adding the following: The project end date is extended from December 31, 2017, until December 31, 2018. This is a one year extension.***

That the rationale for making the contract amendment is as follows:

[X] The circumstances that necessitate the change in performance were not reasonably foreseeable at the time the contract was signed.

[X] The change is germane to the original contract as signed.

[X] The circumstances that necessitate the change in performance are in the best interest of the unit of State or local government and authorized by law.

Specific circumstances requiring this amendment are: **Requesting this extension due to discovering, soil contamination at the Bicentennial Riverfront Park in the proposed playground location. The contamination under the playground location was an unforeseen issue at the time of grant being signed and needs to be resolved before installation of the playground and complete the grant. A copy of the letter request from the grantee to extend the ending date of this grant is attached and incorporated by reference as Exhibit "A".**

In all other respects the Project Agreement of which this is an amendment, and the plans and specifications relevant thereto, shall remain in full force and effect. In witness whereof, the parties hereto have executed this amendment as of the date entered below.

PROJECT SPONSOR

_____
(Agency)

_____
(Signature)

_____
(Name)

_____
(Title)

_____
(Date)

STATE OF ILLINOIS

IL Department of Natural Resources
(Agency)

_____
(Director - Signature)

Wayne Rosenthal
(Director - Name)

Date: _____

Required additional signatures for contracts and contract renewals totaling $250,000 or more per 30 ILCS 105/9.02.

_____
(DNR Chief Legal Counsel-Signature) Date

Gabriel T. Grosboll
(DNR Chief Legal Counsel-Name)

_____
(DNR Chief Fiscal Officer-Signature) Date

Doug Florence
(DNR Chief Fiscal Officer-Name)

( ) IDNR Copy
( ) Sponsor Copy

Exhibit A

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

Judy Bauer
Grants Administrator
Dept. of Natural Resources
Division Of Grants
One Natural Resources Way
Springfield IL 62702-1272

One (1) Year Extension Request for the OS 13-1864 Yorkville Bicentennial Riverfront Park Grant

Dear Ms. Bauer:

The United City of Yorkville Parks and Recreation Department is formally requesting a one (1) year extension of the OS 13-1864 Yorkville Bicentennial Riverfront Park Grant, set to expire on 12-31-2017, to now expire on 12-31-2018. In order to complete the project and fulfill the grant, we are requesting this extension due to discovering, unfortunately, soil contamination at the Bicentennial Riverfront Park in the proposed playground location. The contamination under the playground location was an unforeseen issue at the time of grant being signed and obviously needs to be resolved before we can install the playground and complete the grant. We anticipate all of the grant amenities being installed and completed by November 2018, with all reimbursement paperwork submitted in December, 2018. Please feel free to call or e-mail if you have any additional questions.

Thank you for the consideration.

Timothy V. Evans, CPRP
Director of Parks and Recreation
United City of Yorkville Parks and Recreation Department
630-553-4357
tevans@yorkville.il.us
Like the Parks and Recreation Department at: Facebook.com/YorkvilleParksandRec
Visit and register for classes at: www.yorkvilleparksandrecreation.com

Yorkville Riverfront Park Project and Grant Outline

- Soil restoration spring of 2017.
- ADA canoe/kayak launch access summer of 2017.
- ADA fishing pier, summer 2017.
- Asphalt paving of playground parking, access drive, and etc.
- Installation of ADA playground, fall 2017.
- Install brick sitting areas adjacent to playground area, summer/fall 2017.
- Lighting extension, fall 2017.
- Rinse off shower portable changing area, fall 2017.
- Small picnic shelter, spring/summer 2018.
- Woodland restoration, spring/summer 2018.
- Repair brick stairs on existing shelter, summer/fall 2018.

TAXPAYER IDENTIFICATION NUMBER Attachment A

I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. person (including a U.S. resident alien).

- *If you are an individual, enter your name and SSN as it appears on your Social Security Card.*
- *If you are a sole proprietor, enter the owner's name on the name line followed by the name of the business and the owner's SSN or EIN.*
- *If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's name on the name line and the d/b/a on the business name line and enter the owner's SSN or EIN.*
- *If the LLC is a corporation or partnership, enter the entity's business name and EIN and for corporations, attach IRS acceptance letter (CP261 or CP277).*
- *For all other entities, enter the name of the entity as used to apply for the entity's EIN and the EIN.*

Name: _____

or

Business Name: _____

Taxpayer Identification Number:
Social Security Number _____
or
Employer Identification Number _____

Legal Status (*check one*):

- ☐ Individual
- ☐ Sole Proprietor
- ☐ Partnership
- ☐ Legal Services Corporation
- ☐ Tax-exempt
- ☐ Corporation providing or billing medical and/or health care services
- ☐ Corporation NOT providing or billing medical and/or health care services
- ☐ Governmental
- ☐ Nonresident alien
- ☐ Estate or trust
- ☐ Pharmacy (Non-Corp.)
- ☐ Pharmacy/Funeral Home/Cemetery (Corp.)
- ☐ Limited Liability Company (select applicable tax classification)
  - ☐ D = disregarded entity
  - ☐ C = corporation
  - ☐ P = partnership

Signature: _____ **Date:** _____

STANDARD CERTIFICATIONS

Vendor acknowledges and agrees that compliance with this section and each subsection for the term of the contract and any renewals is a material requirement and condition of this contract. By executing this contract Vendor certifies compliance with this section and each subsection and is under a continuing obligation to remain in compliance and report any non-compliance.

This section, and each subsection, applies to subcontractors used on this contract. Vendor shall include these Standard Certifications in any subcontract used in the performance of the contract using the Standard Subcontractor Certification form provided by the State.

If this contract extends over multiple fiscal years including the initial term and all renewals, Vendor and its subcontractors shall confirm compliance with this section in the manner and format determined by the State by the date specified by the State and in no event later than July 1 of each year that this contract remains in effect.

If the Parties determine that any certification in this section is not applicable to this contract it may be stricken without affecting the remaining subsections.

1. As part of each certification, Vendor acknowledges and agrees that should Vendor or its subcontractors provide false information, or fail to be or remain in compliance with the Standard Certification requirements, one or more of the following sanctions will apply:
   - the contract may be void by operation of law,
   - the State may void the contract, and
   - the Vendor and it subcontractors may be subject to one or more of the following: suspension, debarment, denial of payment, civil fine, or criminal penalty.

Identifying a sanction or failing to identify a sanction in relation to any of the specific certifications does not waive imposition of other sanctions or preclude application of sanctions not specifically identified.

2. Vendor certifies it and its employees will comply with applicable provisions of the U.S. Civil Rights Act, Section 504 of the Federal Rehabilitation Act, the Americans with Disabilities Act (42 U.S.C. § 12101 et seq.) and applicable rules in performance under this contract.

3. Vendor certifies it is not in default on an educational loan (5 ILCS 385/3). This applies to individuals, sole proprietorships, partnerships and individuals as members of LLCs.

4. Vendor (if an individual, sole proprietor, partner or an individual as member of a LLC) certifies it has not received an (i) an early retirement incentive prior to 1993 under Section 14-108.3 or 16-133.3 of the Illinois Pension Code, 40 ILCS 5/14-108.3 and 40 ILCS 5/16-133.3, or (ii) an early retirement incentive on or after 2002 under Section 14-108.3 or 16-133.3 of the Illinois Pension Code, 40 ILCS 5/14-108.3 and 40 ILCS 5/16-133, (30 ILCS 105/15a).

5. Vendor certifies it is a properly formed and existing legal entity (30 ILCS 500/1.15.80, 20-43); and as applicable has obtained an assumed name certificate from the appropriate authority, or has registered to conduct business in Illinois and is in good standing with the Illinois Secretary of State.

6. To the extent there was a incumbent Vendor providing the services covered by this contract and the employees of that Vendor that provide those services are covered by a collective bargaining agreement, Vendor certifies (i) that it will offer to assume the collective bargaining obligations of the prior employer, including any existing collective bargaining agreement with the bargaining representative of any existing collective bargaining unit or units performing substantially similar work to the services covered by the contract subject to its bid or offer; and (ii) that it shall offer employment to all employees currently employed in any existing bargaining unit performing substantially similar work that will be performed under this contract (30 ILCS 500/25-80). This does not apply to heating, air conditioning, plumbing and electrical service contracts.

7. Vendor certifies it has not been convicted of bribing or attempting to bribe an officer or employee of the State of Illinois or any other State, nor has Vendor made an admission of guilt of such conduct that is a matter of record (30 ILCS 500/50-5).

8. If Vendor has been convicted of a felony, Vendor certifies at least five years have passed after the date of completion of the sentence for such felony, unless no person held responsible by a prosecutor's office for the facts upon which the conviction was based continues to have any involvement with the business (30 ILCS 500/50-10).

9. If Vendor, or any officer, director, partner, or other managerial agent of Vendor, has been convicted of a felony under the Sarbanes-Oxley Act of 2002, or a Class 3 or Class 2 felony under the Illinois Securities Law of 1953, Vendor certifies at least five years have passed since the date of the conviction. Vendor further certifies that it is not barred from being awarded a contract and acknowledges that the State shall declare the contract void if this certification is false (30 ILCS 500/50-10.5).

10. Vendor certifies it is not barred from having a contract with the State based on violating the prohibition on providing assistance to the state in identifying a need for a contract (except as part of a public request for information process) or by reviewing, drafting or preparing solicitation or similar documents for the State (30 ILCS 500/50-10.5e).

11. Vendor certifies that it and its affiliates are not delinquent in the payment of any debt to the State (or if delinquent has entered into a deferred payment plan to pay the debt), and Vendor and its affiliates acknowledge the State may declare the contract void if this certification is false (30 ILCS 500/50-11) or if Vendor or an affiliate later becomes delinquent and has not entered into a deferred payment plan to pay off the debt (30 ILCS 500/50-60).

12. Vendor certifies that it and all affiliates shall collect and remit Illinois Use Tax on all sales of tangible personal property into the State of Illinois in accordance with provisions of the Illinois Use Tax Act (30 ILCS 500/50-12) and acknowledges that failure to comply can result in the contract being declared void.

13. Vendor certifies that it has not been found by a court or the Pollution Control Board to have committed a willful or knowing violation of the Environmental Protection Act within the last five years, and is therefore not barred from being awarded a contract (30 ILCS 500/50-14).

14. Vendor certifies it has not paid any money or valuable thing to induce any person to refrain from bidding on a State contract, nor has Vendor accepted any money or other valuable thing, or acted upon the promise of same, for not bidding on a State contract (30 ILCS 500/50-25).

15. Vendor certifies it is not in violation of the "Revolving Door" section of the Illinois Procurement Code (30 ILCS 500/50-30).

16. Vendor certifies that it has not retained a person or entity to attempt to influence the outcome of a procurement decision for compensation contingent in whole or in part upon the decision or procurement (30 ILCS 500/50-38).

17. Vendor certifies it will report to the Illinois Attorney General and the Chief Procurement Officer any suspected collusion or other anti-competitive practice among any bidders, offerors, contractors, proposers or employees of the State (30 ILCS 500/50-40, 50-45, 50-50).

18. In accordance with the Steel Products Procurement Act, Vendor certifies steel products used or supplied in the performance of a contract for public works shall be manufactured or produced in the United States, unless the executive head of the procuring agency grants an exception (30 ILCS 565).

19. a) If Vendor employs 25 or more employees and this contract is worth more than $5000, Vendor certifies it will provide a drug free workplace pursuant to the Drug Free Workplace Act.

b) If Vendor is an individual and this contract is worth more than $5000, Vendor shall not engage in the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance during the performance of the contract (30 ILCS 580).

20. Vendor certifies that neither Vendor nor any substantially owned affiliate is participating or shall participate in an international boycott in violation of the U.S. Export Administration Act of 1979 or the applicable regulations of the U.S. Department of Commerce. This applies to contracts that exceed $10,000 (30 ILCS 582).

21. Vendor certifies it has not been convicted of the offense of bid rigging or bid rotating or any similar offense of any state or of the United States (720 ILCS 5/33 E-3, E-4).

22. Vendor certifies it complies with the Illinois Department of Human Rights Act and rules applicable to public contracts, including equal employment opportunity, refraining from unlawful discrimination, and having written sexual harassment policies (775 ILCS 5/2-105).

23. Vendor certifies it does not pay dues to or reimburse or subsidize payments by its employees for any dues or fees to any "discriminatory club" (775 ILCS 25/2).

24. Vendor certifies it complies with the State Prohibition of Goods from Forced Labor Act, and certifies that no foreign-made equipment, materials, or supplies furnished to the State under the contract have been or will be produced in whole or in part by forced labor, or indentured labor under penal sanction (30 ILCS 583).

25. Vendor certifies that no foreign-made equipment, materials, or supplies furnished to the State under the contract have been produced in whole or in part by the labor or any child under the age of 12 (30 ILCS 584).

26. Vendor certifies that it is not in violation of Section 50-14.5 of the Illinois Procurement Code (30 ILCS 500/50-14.5) that states: "Owners of residential buildings who have committed a willful or knowing violation of the Lead Poisoning Prevention Act (410 ILCS 45) are prohibited from doing business with the State until the violation is mitigated".

27. Vendor warrants and certifies that it and, to the best of its knowledge, its subcontractors have and will comply with Executive Order No. 1 (2007). The Order generally prohibits Vendors and subcontractors from hiring the then-serving Governor's family members to lobby procurement activities of the State, or any other unit of government in Illinois including local governments if that procurement may result in a contract valued at over $25,000. This prohibition also applies to hiring for that same purpose any former State employee who had procurement authority at any time during the one-year period preceding the procurement lobbying activity.

28. Vendor certifies that information technology, including electronic information, software, systems and equipment, developed or provided under this contract will comply with the applicable requirements of the Illinois Information Technology Accessibility Act Standards as published at www.dhs.state.il.us/iitaa. (30 ILCS 587)

29. Vendor certifies that it has read, understands, and is in compliance with the registration requirements of the Elections Code (10 ILCS 5/9-35) and the restrictions on making political contributions and related requirements of the Illinois Procurement Code (30 ILCS 500/20-160 and 50-37). Vendor will not make a political contribution that will violate these requirements. These requirements are effective for the duration of the term of office of the incumbent Governor or for a period of 2 years after the end of the contract term, whichever is longer.

In accordance with section 20-160 of the Illinois Procurement Code, Vendor certifies as applicable:

☐ Vendor is not required to register as a business entity with the State Board of Elections.
or
☐ Vendor has registered **and has attached a copy** of the official certificate of registration as issued by the State Board of Elections. As a registered business entity, Vendor acknowledges a continuing duty to update the registration as required by the Act.

VENDOR (show Company name and DBA)

_____

Signature_____

Printed Name_____

Title_____ Date_____

Address_____

_____

_____

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Human Resources	☐
Community Development	☐
Police	☐
Public Works	■
Parks and Recreation	☐

Agenda Item Number

Mayor #4

Tracking Number

CC 2017-14

Agenda Item Summary Memo

Title: Edited New RFP for Sidewalk and Railing Installation

Meeting and Date: City Council – April 11, 2017

Synopsis: See attached

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Nicole Kathman (Name) Administration (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: City Council
From: Nicole Kathman, Administrative Intern
CC: Eric Dhuse, Public Works Director
Date: April 5, 2017
Subject: Edited New RFP for Sidewalk and Railing Installation

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Summary

Recommendation to publish a new RFP for Sidewalk and Railing Installation in Downtown Area.

Background

At the March 28th City Council meeting we proposed going out to RFP again for sidewalks and railings in the downtown area. As requested by the City Council, we are bringing back this RFP. We have edited this new RFP to add more detailed specifications regarding the height, style, and aesthetics of the railing. It is attached. We would like to bring the recommendation to award the work to at the May Public Works Committee. From the last City Council Meeting we have adjusted the timeline slightly for the first half of the process.

04/11/2017	Draft RFP to City Council
04/12/2017	Publish RFP
05/02/2017	Submittal Deadline
05/03/2017 – 05/10/2017	Staff Review of Submittals
05/16/2017	Recommendation to Public Works Committee
05/23/2017	Recommendation to City Council
Summer 2017	Contract Begins/Construction

Recommendation

Staff recommends approval to go out again for proposal with the edited new RFP.

United City of Yorkville, Illinois
800 Game Farm Road, Yorkville, Illinois 60560
Request for Proposals

The United City of Yorkville, Illinois will accept proposals for:

Sidewalk and Railing Installation in Downtown Area

Sealed proposals will be received at City Hall, at 800 Game Farm Road, Yorkville, Illinois 60560 **until 12:00 PM on May 2, 2017.**

Proposals will be publicly opened and read at that time in the conference room of the City Hall, 800 Game Farm Road, Yorkville, Illinois. Proposals should be submitted in sealed envelopes plainly marked "Downtown Sidewalk and Railing Installation" to:

NICOLE KATHMAN
ADMINISTRATIVE INTERN
UNITED CITY OF YORKVILLE
800 GAME FARM ROAD
YORKVILLE, IL 60560

The City Council reserves the right to accept or reject any and all proposals, to waive technicalities and to accept or reject any item of any proposal.

General questions regarding this Request for Proposals shall be directed to Nicole Kathman, Administrative Intern at 630-553-8565. All detailed questions concerning the actual specifications are to be forwarded by email to Eric Dhuse, Public Works Director, at edhuse@yorkville.il.us by April 26th .

The person or firm submitting the proposal shall at all times observe and conform to all laws, ordinances, and regulations of the Federal, State, and City which may in any manner affect the proposal.

All submittals must include complete proposal forms in addition to a shop drawing of the railing.

SPECIFICATIONS

Scope of Project:

The successful bidder shall complete the following work for sidewalk and railing replacement in specified sections (Area 1 (Near 226 S. Bridge St) & Area 2 (117 W. Van Emmon)) of the downtown area of Yorkville, Illinois:

1. Removal of approximately 1201 square feet of sidewalk across both areas 1 and 2.
2. Installation of approximately 1351 square feet of sidewalk across both areas 1 and 2
3. Removal of approximately 74 linear feet of miscellaneous fencing in area 1.
4. Installation of approximately 74 linear feet of railing in area 1
5. Removal of approximately 29 square yards of 4" depth asphalt driveway in area 2.
6. Replacement of approximately 13 square yards of 4" depth asphalt in area 2
7. Site Restoration of approximately 77 square yards across both areas 1 and 2
8. Traffic Control (properly barricade and block construction areas both during working and nonworking hours)

Maps that specify the locations for the project are included at the end of the RFP.

Railing Standards:

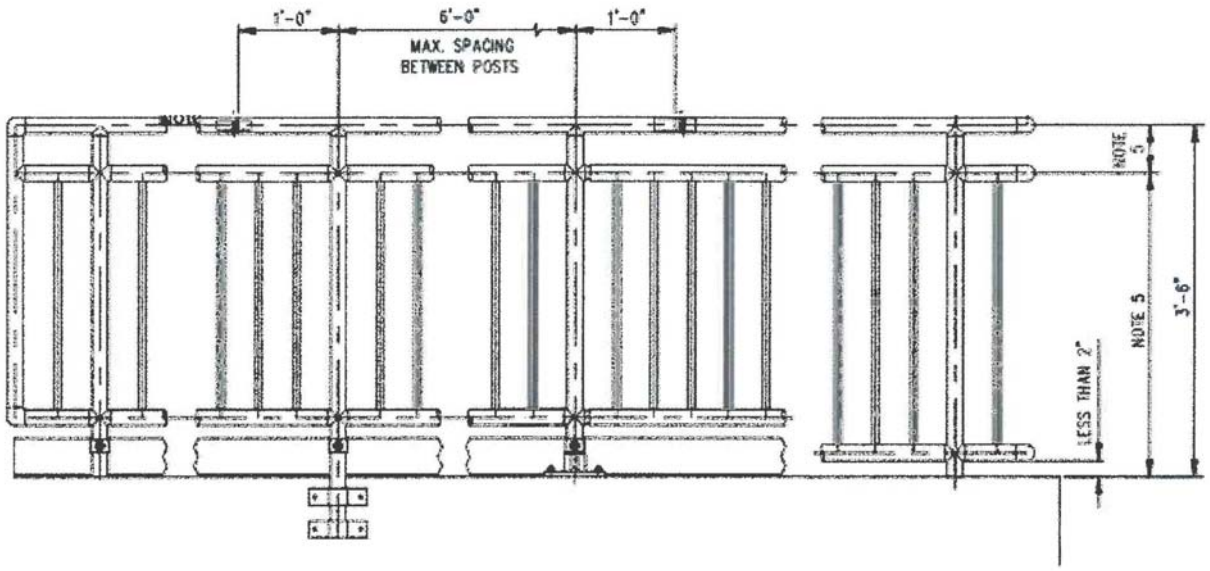
The Contractor shall follow specifications for guards as outlined in Section 1013 (Guards) in Chapter 10 of the 2009 International Building Code. This is included at the end of the RFP. The entire document can be found at http://codes.iccsafe.org/app/book/toc/2009/I-Codes/2009%20IBC%20HTML/index.html

Additionally, the latest ASTM standards must be followed.

Some more specific requirements include:

1. Pickets, posts, and rails shall be galvanized square steel tubular members manufactured in accordance with ASTM F2408.
    a. Pickets shall be 1" square, 16 gauge, placed at 5" O.C.
    b. Rails shall be 2" square, 14 gauge
    c. Posts shall be 4" square, 14 gauge
2. Finish shall be in accordance with the latest ASTM standards for salt spray test, impact resistance, and adhesion test.
3. Finish shall include a zinc enriched powder primer at 2-4 mils and a final powder coat of 2-4 mils.
4. Finish color shall be black.
5. All brackets, posts bases, caps, etc. shall be finished in the same manner and color as the fence.
6. All bolts, nuts, screws, washers, or fasteners of any type shall be stainless steel.
7. Height and spacing as depicted and described in the sample drawing below.

Example Only:



Note 5. Pickets and intermediate railings shall be provided such that a 4-inch diameter sphere cannot pass through any opening up to a height of 34 inches. From a height of 34 inches to 42 inches above the adjacent walking surface, a sphere 8 inches in diameter shall not pass. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a size such that a sphere of 6 inches in diameter cannot pass through the opening.

Sidewalk Standards:

1. The Contractor shall specifications for sidewalks as outlined in Section 424 (Portland Cement Concrete Sidewalk) of the Standard Specifications for Road and Bridge Construction in Illinois as adopted in 2012. This is included at the end of the RFP. The entire document can be found at http://www.idot.illinois.gov/assets/uploads/files/doing-business/manuals-guides-&-handbooks/highways/construction/standard-specifications/12specbook.pdf

Site Restoration Standards:

1. The Contractor shall ensure that all debris generated by the sidewalk removal and replacement process are raked and removed from the location. 4" of topsoil shall be placed and compacted as best possible until original ground level is reached, along sides of sidewalk. The disturbed areas shall be seeded. Site Cleanup shall be completed after each day. The work area includes the street & curb, parkway, sidewalk, private lawns, driveways and any area affected by the work. If site cleanup is to be delayed for any particular reason, barricades, cones and/or caution tape must be used until the site is clean as determined by the City of Yorkville Building Code Official. Upon completion of the entire removal and replacement of sidewalk, the site should be returned to the same condition that existed in prior to work being done

Conditions:

A pre-construction meeting shall be held with the City of Yorkville and the contractor no less than five (5) business days before the start of any work. All work shall be conducted between the hours of seven o'clock (7:00) am and five o'clock (5:00) pm, Monday through Saturday. All work items shall be completed in full and to the satisfaction of the City of Yorkville Building Code Official within thirty (30) business days.

Proposal Selection:

The City of Yorkville will select contractors, which in its opinion, best meets the intention of the project scope and budget. The selected proposals may be required to adjust the work items to accommodate project scope and budget constraints at the direction of the City.

UNITED CITY OF YORKVILLE, ILLINOIS
SPECIAL CONDITIONS

1. *Persons submitting proposals Qualifications*. If requested, the interested Person submitting the proposal must provide a detailed statement regarding the business and technical organization of the Person submitting the proposal that is available for the work that is contemplated. Information pertaining to financial resources, experiences of personnel, previously completed projects, plant facilities, and other data may also be required to satisfy the City that the Person submitting the proposal is equipped and prepared to fulfill the Contract should the Contract be awarded to him. The competency and responsibility of Persons submitting proposals and of their proposed subcontractors will be considered in making awards.

If requested by the City, the Person submitting the proposal shall include a complete list of all equipment and manpower available to perform the work intended on the Plans and Specifications. The list of equipment and manpower must prove to the City that the Person submitting the proposal is well qualified and able to perform the work, and it shall be taken into consideration in awarding the Contract.

The City may make such investigations as it deems necessary, and the Person submitting the proposal shall furnish to the City all such information and data for this purpose as the City may request. A responsible Person submitting the proposal is one who meets all of the following requirements:

- Have adequate financial resources or the ability to secure such resources.
- Have the necessary experience, organization, and technical qualifications, and has or can acquire, the necessary equipment to perform the proposed Contract.
- Is able to comply with the required performance schedule or completion date, taking into account all existing commitments.
- Has a satisfactory record of performance, integrity, judgment, and skills.
- Is qualified and eligible under all applicable laws and regulations.

If the Person submitting the proposal possesses a current Illinois Department of Transportation "Certificate of Eligibility" with an amount for the work specified at least equal to the minimum amount of qualification indicated on the Legal Notice he may choose to provide the City a copy of the certificate in lieu of providing the above mentioned Persons submitting proposals Qualification requirements.

2. *Basis of Payment*: the Contractor shall submit with each payment request the Contractor's Partial Waiver of Lien for the full amount of the requested payment. Beginning with the second payment request, and with each succeeding payment request, the Contractor shall submit partial waivers of lien for each subcontractor and supplier showing that the amount paid to date to each is at least equivalent to the total value of that subcontractor's work, less retainage, included on the previous payment request. The Contractor's request for final payment shall include the Contractor's Final Waiver of Lien which shall be for the full amount of his Contract, including any change orders thereto, and Final Waivers of Lien from all subcontractors and suppliers for which Final Waivers of Lien have not previously been submitted.

3. *Project Acceptance Procedures*: All final pay item quantities shall be agreed upon between the City and the Contractor, and a final invoice shall be submitted by the Contractor, complete with all required waivers of lien and surety. Approval of the final pay estimate by the Director of Public Works shall constitute acceptance of the project by the United City of Yorkville, and written notice of such action shall be given to the Contractor. The date of approval of the final pay estimate shall be the Date of Acceptance, and shall also be the date of the Start of Guarantee.

Prior to the required Date(s) of Substantial Completion, a partial project acceptance may be granted in accordance with the foregoing procedure for entire project acceptance, with the exception that the pay estimate for the quantities of items included in the partial project acceptance shall not be the final pay estimate for the entire project. In the case of the City's acceptance of any portion of the work as may be required because of the inclusion of a Date of Substantial Completion requirement, or for other reasons as may be agreed to by the United City of Yorkville, such

partial acceptance action shall not constitute acceptance of any other portion of the project not noted in the written notice of partial acceptance which shall be provided to the Contractor by the Director of Parks and Recreation.

4. *General Guarantee*: Neither the final certificate of payment nor any provision in the Contractor Documents, nor partial or entire occupancy of the premises by the City, shall constitute an acceptance of work not done in accordance with the Contract Documents or relieve the Contractor of liability in respect to any express warranties or responsibility for faulty materials or workmanship. The Contractor shall remedy any defects in the work and pay for any damage to other work resulting there from, which shall appear within a period of one (1) year from the date of final acceptance of the work unless a longer period is specified. The United City of Yorkville will give notice of observed defects with reasonable promptness. The Contractor shall guarantee all materials and workmanship as defined by the Performance Bond, Labor and Material Payment Bond, and Maintenance Bond requirements, if required.

Unless otherwise amended in writing by the Director of Public Works, the date of the Start of any Guarantees, Warranties and Maintenance Bonds shall be coincident with the Date of Acceptance of the entire project.

5. Termination of Contract: the United City of Yorkville reserves the right to terminate the whole or any part of this Contract, upon written notice to the Contractor, in the event that sufficient funds to complete the Contract are not appropriated by the corporate authorities of the United City of Yorkville.

The United City of Yorkville further reserves the right to terminate the whole or any part of this Contract, upon written notice to the Contractor, in the event of default by the Contractor. Default is defined as failure of the Contractor to perform any of the provisions of this Contract, or failure to make sufficient progress so as to endanger performance of this Contract in accordance with its terms. In the event of default and termination, the United City of Yorkville may procure, upon such terms and in such manner as the United City of Yorkville may deem appropriate, supplies or services similar to those so terminated.

The Contractor shall be liable for any excess costs for such similar supplies or service unless acceptable evidence is submitted to the United City of Yorkville that failure to perform the Contract was due to causes beyond the control and without the fault or negligence of the Contractor.

6. *Notification of Work*: The Contractor shall notify the City's Director of Public Works 48 hours prior to commencement of work.

7. *Cleaning*: During construction, the Contractor and his subcontractors shall remove from the premises, rubbish, waste material, and accumulations, and shall keep the premises clean. The Contractor shall keep the premises clean during construction to the satisfaction of the Director of Public Works.

8. *Business/Resident Notification*: The Contractor shall not close any street or private driveway without the consent of the Director of Public Works, and the proper notification of the affected business/resident.

9. *Use of Fire Hydrants*: no fire hydrants shall be used to obtain water for non-emergency use. Water can be purchased and obtained at the City's Public Works Building.

UNITED CITY OF YORKVILLE, ILLINOIS

GENERAL CONDITIONS

These General Conditions apply to all proposals requested and accepted by the City and become a part of the contract unless otherwise specified. Persons submitting proposals or their authorized representatives are expected to fully inform themselves as to the conditions, requirements, and specifications before submitting proposals. The City assumes that submission of a proposal means that the person submitting the proposal has familiarized himself with all conditions and intends to comply with them unless noted otherwise.

1. **Forms** – All proposals must be submitted on the forms provided, complete with all blank spaces filled in and properly signed in ink in the proper spaces. All proposal forms may be obtained from the **Office of the Administrator, 800 Game Farm Road, Yorkville, Illinois 60560** and when completed delivered to the same Office prior to the proposal closing date and time. Persons submitting proposals may attach separate sheets for the purpose of explanation, exception, or alternative proposal and to cover required unit prices.

2. **Submittal of Proposal** – Proposals must be submitted to the attention of the Administrative Intern.

3. **Examination of Proposal Forms, Specifications, and Site** – The person submitting the proposal shall carefully examine the proposal forms which may include the request for proposal, instruction to Persons submitting proposals, general conditions, special conditions, plans, specifications, proposal form, bond, and any addenda to them, and sites of the proposed work (when known) before submitting the proposal. The person submitting the proposal shall verify all measurements relative to the work, shall be responsible for the correctness of same. The person submitting the proposal will examine the site and the premises and satisfy themselves as to the existing conditions under which the person submitting the proposal will be obligated to operate. Failure of the person submitting the proposal to notify the City, in writing, of any condition(s) or measurement(s) making it impossible to carry out the work as shown and specified, will be construed as meaning no such conditions exist and no additional moneys will be added to the contract. The successful person submitting the proposal must notify all utility companies that are a part of J.U.L.I.E. of the responsibility of each utility company to locate its utilities.

   The submission of the proposal shall be considered conclusive evidence that the person submitting the proposal has investigated and is satisfied as to all conditions to be encountered in performing the work, and is fully informed as to character, quality, quantities, and costs of work to be performed and materials to be furnished, and as to the requirements of the proposal forms. If the proposal is accepted, the person submitting the proposal will be responsible for all errors in his proposal resulting from his failure or neglect to comply with these instructions, and the City shall not be responsible for any charge for extra work or change in anticipated profits resulting from such failure or neglect.

4. **Scope of Work** – The person submitting the proposal shall supply all required supervision, skilled labor, transportation, new materials, apparatus, and tools necessary for the entire and proper completion of the work. The person submitting the proposal shall supply, maintain and remove all equipment for the performance of the work and be responsible for the safe, proper and lawful construction, maintenance and use of the same. This work shall be completed to the satisfaction of the City. The person submitting the proposal shall provide adequate protection of the job site to protect the general public and adjacent property. The City is not responsible for site safety. The person submitting the proposal is solely and exclusively responsible for construction means, methods, technologies and site safety.

5. **Completeness** – All information required by the Request for Proposal must be supplied to constitute a responsive proposal. The Person submitting the proposal shall include the completed Proposal Sheet. The City will strictly hold the person submitting the proposal to the terms of the proposal. The proposal must be executed by a person having the legal right and authority to bind the person submitting the proposal.

6. **Error in Proposals** – When an error is made in extending total prices, the unit proposal price and/or written words shall govern. Otherwise, the person submitting the proposal is not relieved from errors in proposal preparation. Erasures in proposals must be explained over signature of person submitting the proposal.

7. **Withdrawal of Proposals** – A written request for the withdrawal of a proposal or any part thereof may be granted if the request is received by the Administrative Intern prior to the Closing Date.

8. **Person submitting the proposal Interested in More than One Proposal** – Unless otherwise specified, if more than one proposal is offered by any one party, by or in the name of his or their agent, partner, or other persons, all such proposals may be rejected. A party who has quoted prices on work, materials, or supplies to other Persons submitting proposals is not thereby disqualified from quoting prices to other Persons submitting proposals or from submitting a proposal directly for the work, materials, or supplies.

9. **Person submitting the proposal's qualifications** – No award will be made to any person submitting the proposal who cannot satisfy to the City that they have sufficient ability and experience in this class of work, as well as sufficient capital and equipment to do the job and complete the work successfully within the time named (i.e. responsible). The City's decision or judgment on these matters shall be final and binding. The City may make such investigations as it deems necessary. The person submitting the proposal shall furnish to the City all information and data the City may request for the purpose of investigation.

10. **Proposal Award for All or Part** – Unless otherwise specified, proposals shall be submitted for all of the work or items for which proposals are requested. The City reserves the right to make award on all items, or any of the items, according to the best interests of the City.

11. **Samples** – Samples or drawings requested shall be delivered and removed at no cost to the City. The City shall not be responsible for damage to samples. Samples shall be removed by the person submitting the proposal within thirty (30) days after notification. Samples must be submitted prior to the time set for the opening of proposals.

12. **Equipment or Materials** – Each person submitting the proposal shall submit catalogs, descriptive literature, and detailed drawings necessary to fully describe those features or the material or work not covered in the specifications. The parts and materials proposals must be of current date (latest model) and meet specifications. This provision excludes surplus, remanufactured, and used products except as an alternate proposal. The brand name and/or manufacturer of each item proposed must be clearly stated in the proposal. Guarantee and/or warranty information must be included with this proposal.

13. **Toxic Substance** – Prior to delivery of any material which is caustic, corrosive, flammable or dangerous to handle, the supplier shall provide written directions as to methods of handling such products, as well as the antidote or neutralizing material required for its first aid (Material Safety Date Sheet).

14. **Delivery** – Where applicable all materials shipped to the City must be shipped F.O.B. delivered, designated location, Yorkville, Illinois. If delivery is made by truck, arrangements must be made in advance by the person submitting the proposal, with concurrence by the City, for receipt of the materials. The materials must be delivered where directed.

15. **Estimated Proposal Quantities** – On "Estimated Quantities", the City may purchase more or less than the estimates. The Contractor shall not be required to deliver more than ten (10) percent in excess of the estimated quantity of each item, unless otherwise agreed upon.

16. **Trade Names – Alternative Proposal** – When an item is identified in the specifications by a manufacturer's or trade name or catalog number, the person submitting an alternative shall identify that item.

    If the specifications state "or equal" proposals on other items will be considered provided the person submitting the proposal clearly identifies in his proposal the item to be furnished, together with any descriptive matter which will indicate the character of the item.

Persons submitting proposals which deviate from these specifications, but which they believe are equivalent, are requested to submit alternate proposals. However, ALTERNATE PROPOSALS MUST BE CLEARLY INDICATED AS SUCH AND DEVIATIONS FROM THE APPLICABLE SPECIFICATIONS PLAINLY NOTED. The proposal must be accompanied by complete specifications for the items offered. Persons submitting proposals wishing to submit a secondary proposal must submit it as an alternate proposal.

The City shall be the sole and final judge unequivocally as to whether any substitute from the specifications is of equivalent or better quality.

17. **Price** – Unit prices shall be shown for each unit on which there is a proposal as well as the aggregate price and shall include all packing, crating, freight and shipping charges, and cost of unloading at the destination unless otherwise stated in the proposal.

    Unit prices shall not include any local, state, or federal taxes. The City is exempt, by law, from paying State and City Retailer's Occupation Tax, State Service Occupation and Use Tax and Federal Excise Tax. The City will supply the successful person submitting the proposal with its tax exemption number.

    Cash discounts will not be considered in determining overall price, but may be used in an overall evaluation.

18. **Consideration of Proposal** – No proposal will be accepted from or contract awarded to any person, firm or corporation that is in arrears or is in default to the City upon any debt or contract, or that is a defaulter, as surety or otherwise, upon any obligation to the City or had failed to perform faithfully any previous contract with the City.

    The person submitting the proposal, if requested, shall present within 48 hours evidence satisfactory to the City of performance ability and possession of necessary facilities, pecuniary recourses and adequate insurance to comply with the terms of these specifications and contract documents.

19. **Execution of Contract** – The successful person submitting the proposal shall, within fourteen (14) days after notification of the award: (a) enter into a contract in writing with the City covering all matters and things as are set forth in the specifications and his proposal and (b) carry insurance acceptable to the City, covering public liability, property damage, and workmen's compensation.

    After the acceptance and award of the proposal and upon receipt of a written purchase order executed by the proper officials of the City, this Instruction to Persons submitting proposals, including the specifications, will constitute part of the legal contract between the United City of Yorkville and the successful person submitting the proposal.

20. **Compliance with All Laws** – All work under the contract must be executed in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations which may in any manner affect the preparation of the proposal or performance of the contract.

21. **Prevailing Wage** – Not less than the prevailing rate of wages as established by the City shall be paid by the Contractor and each subcontractor to its laborers, workers, and mechanics constructing public works under this contract as determined by the Illinois Department of Labor pursuant to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.). It shall be the responsibility of the Contractor to monitor the prevailing wage rates for any increase in rates during the contract and adjust wage rates accordingly. The current prevailing wage rates are available on the Illinois Department of Labor web site at www.state.il.us/agency/idol or by calling the United City of Yorkville at 708-283-4950.

    The Contractor and its subcontractors shall comply with Section 5 of the Act that requires the Contractor and its subcontractors to submit to the City monthly certified payroll records along with a statement affirming that such records are true and accurate, that the wages paid to each worker are not less than the required prevailing rate and that the Contractor or subcontractor is aware that filing records it knows to be false is a

Class B misdemeanor. Each month's certified payroll(s) must be filed with the City before the end of the next month or prior to payment by the City for work that includes that payroll.

22. **Compliance with the Substance Abuse Prevention on Public Works Projects Act** – The Contractor and its Subcontractors shall comply with the Substance Abuse Prevention on Public Works projects Act (820 ILCS 265/1 et seq.) and prior to commencing work on a "public works" project (as defined in the Prevailing Wage Act) file with the City its program to comply with the Act or file that portion of its collective bargaining agreement that deals with the matters covered by the Act.

23. **Equal Employment Opportunity** – During the performance of the contract and/or supplying of materials, equipment, and suppliers, person submitting the proposal must be in full compliance with all provisions of the Acts of the General Assembly of the State of Illinois relating to employment, including equal opportunity requirements.

24. **Contract Alterations** – No amendment of a contract shall be valid unless made in writing and signed by the City Administrator or his authorized agent.

25. **Notices** – All notices required by the contract shall be given in writing.

26. **Nonassignability** – The Contractor shall not assign the contract, or any part thereof, to any other person, firm, or corporation without the previous written consent of the City Administrator. Such assignment shall not relieve the Contractor from his obligations, or change the terms of the contract.

27. **Indemnity** – To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify, and hold harmless the City, its officials, agents, and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost, and expenses, which may in anywise accrue against the City, its officials, agents, and employees, arising in whole or in part or in consequence of the performance of this work by the Contractor, its employees, or subcontractors, or which may anywise result therefore, except that arising out of the sole legal cause of the City, its agents, or employees, the Contractor shall, at its own expense, appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the City, its officials, agents, and employees, in any such action, the Contractor shall, at its own expense, satisfy and discharge the same.

    Contractor expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep, and save harmless and defend the City, its officials, agents, and employees as herein provided.

28. **Insurance** – In submission of a proposal, the person submitting the proposal is certifying that he has all insurance coverages required by law or would normally be expected for person submitting the proposal's type of business. In addition, the person submitting the proposal is certifying that he has or will obtain at least the insurance coverages on the attached Insurance requirements.

29. **Default** – The City may terminate a contract by written notice of default to the Contractor if:

    a. The Contractor fails to make delivery of the materials or perform the services within the time specified in the proposal, or

    b. fails to make progress so as to endanger performance of the contract, or

    c. fails to provide or maintain in full force and effect, the liability and indemnification coverages or performance bond as required.

    If the City terminates the contract, the City may procure supplies or services similar to those so terminated, and the Contractor shall be liable to the City for any excess costs for similar supplies and services, unless the

Contractor provides acceptable evidence that failure to perform the contract was due to causes beyond the control and without the fault or negligence of the Contractor.

30. **Inspection** – The City shall have a right to inspect, by its authorized representative, any material, components, or workmanship as herein specified. Materials, components, or workmanship that has been rejected by the authorized representative as not in accordance with the terms of the specifications shall be replaced by the Contractor at no cost to the City.

31. **Supplementary Conditions** – Wherever special conditions are written into the specifications or supplementary conditions which are in conflict with conditions stated in these Instructions to Person submitting the proposal, the conditions stated in the specifications or supplementary conditions shall take precedence.

32. **Permits and Licenses** – The successful person submitting the proposal and their subcontractor(s) shall obtain, at their own expense, all permits and licenses which may be required to complete the contract. Fees for all City permits and licenses shall be waived.

33. **Person submitting the proposal's Certification** – - In compliance with the Illinois State Law that requires each person submitting the proposal to file a certification regarding proposal rigging and proposal rotating and that it is not delinquent in its taxes.

34. **Change Orders** – After the contract award, changes in or additions to the work and/or a change in the amount of money to be paid to the person submitting the proposal must be the result of an approved change order first ordered by the Director of Community Development and approved by the City Administrator and/ or City Council.

35. **Time of Completion** – The successful person submitting the proposal shall completely perform its proposal in strict accordance with its terms and conditions within the number of consecutive calendar days after notification of award of the contract as stated in the proposal proposal.

36. **Payment** – Payment will be made within thirty (30) days after acceptance of the job by the City after the completion of the work as covered within the contract documents.

37. **Guarantees and Warranties** – All guarantees and warranties required shall be furnished by the successful person submitting the proposal and shall be delivered to the City before final payment on the contract is issued.

38. **Waiver of Lien** – where applicable a waiver of lien and contractor's affidavit must be submitted by the successful person submitting the proposal, verifying that all subcontractors and material invoices have been paid prior to the City approving final payment.

PROPOSAL

Note: The Person submitting the proposal must complete all portions of this Proposal

The undersigned, having examined the specifications, and all conditions affecting the specified project, offer to furnish all services, labor and incidentals specified for the price below.

It is understood that the City reserves the right to reject any and all proposals and to waive any irregularities and that the prices contained herein will remain valid for a period of not less than ninety (90) days.

I (We) propose to complete the following project as more fully described in the specifications for the following:

	Item	**Quantity**	**Unit**	**Price**	**Cost**
1	PCC Sidewalk Removal	1201	SF		
2	PCC Sidewalk Replacement 5’	830	SF		
3	PCC Sidewalk Replacement 7’	511	SF		
4	Asphalt Removal 4” Depth	29	SY		
5	Asphalt Replacement 4” Depth	13	SY		
6	Miscellaneous Fencing Removal	74	LF		
7	Railing Installation	74	LF		
8	Site Restoration	77	SY		
9	Traffic Control	1	LS		

TOTAL: **$_____**

I, _____, do represent that I am (title) _____ of (company) _____, and that the attached submittal complies in all respects with the safety and accessibility standards

as set forth in this request for proposals either by inclusion or by reference. **Please attach required submittals and any additional supporting information.**

___ Our firm has not altered any of the written texts within this document. Only those areas requiring input by the respondent have been changed or completed.

___ Our firm will comply with the Prevailing Wage requirements as outlined in section entitled "*A. General Conditions"* and Public Act 095-0635.

If it is the Contractor's intention to utilize a subcontractor(s) to fulfill the requirements of the Contract, the City must be advised of the subcontractor's company name, address, telephone and fax numbers, and a contact person's name at the time of proposal submittal.

	YES	NO
Will you be utilizing a subcontractor?	____	____
If yes, have you included all required Information with your proposal submittal?	____	____

or

NO PROPOSAL – Keep our company on your Persons submitting proposals List

_____
Signature

_____
Date

NO PROPOSAL – Remove our company from Your Persons submitting proposals List

_____
Signature

_____
Date

I hereby certify that the item(s) proposed is/are in accordance with the specifications as noted and that the prices quoted are not subject to change; and that

The Person submitting the proposal is not barred by law from submitting a proposal to the City for the project contemplated herein because of a conviction for prior violations of either Illinois Compiled Statutes, 720 ILCS 5/33E-3 (Proposal Rigging) or b720 ILCS 5/33-4 (Proposal Rotating); and that

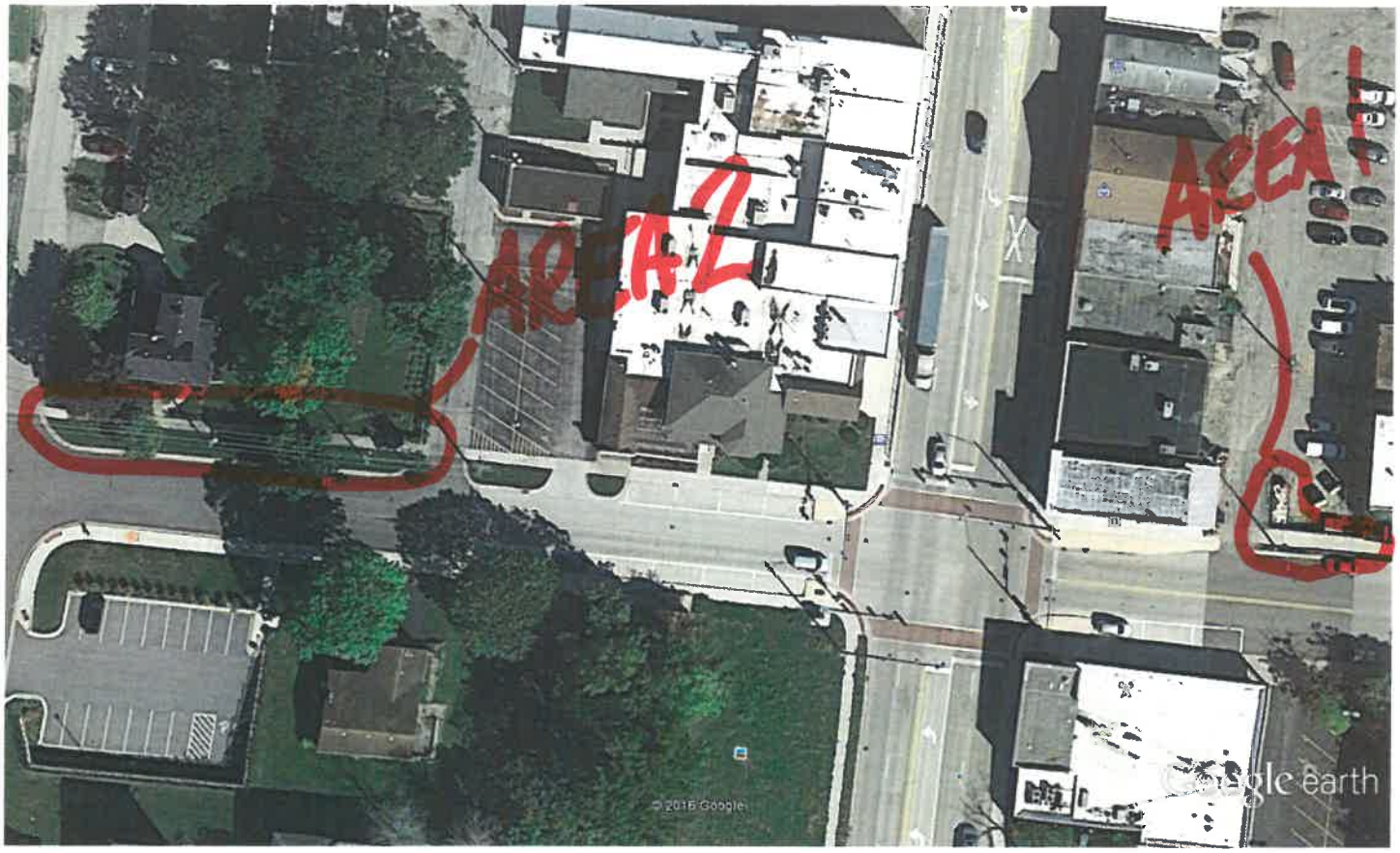
The Person submitting the proposal is not delinquent in payment of any taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1; and that

The Person submitting the proposal provides a drug free workplace pursuant to 30 ILCS 580/1, *et seq*., and that

The Person submitting the proposal certifies they have a substance-abuse program and provide drug testing in accordance with 820 ILCS 130/11G, Public Act 095-0635; and that

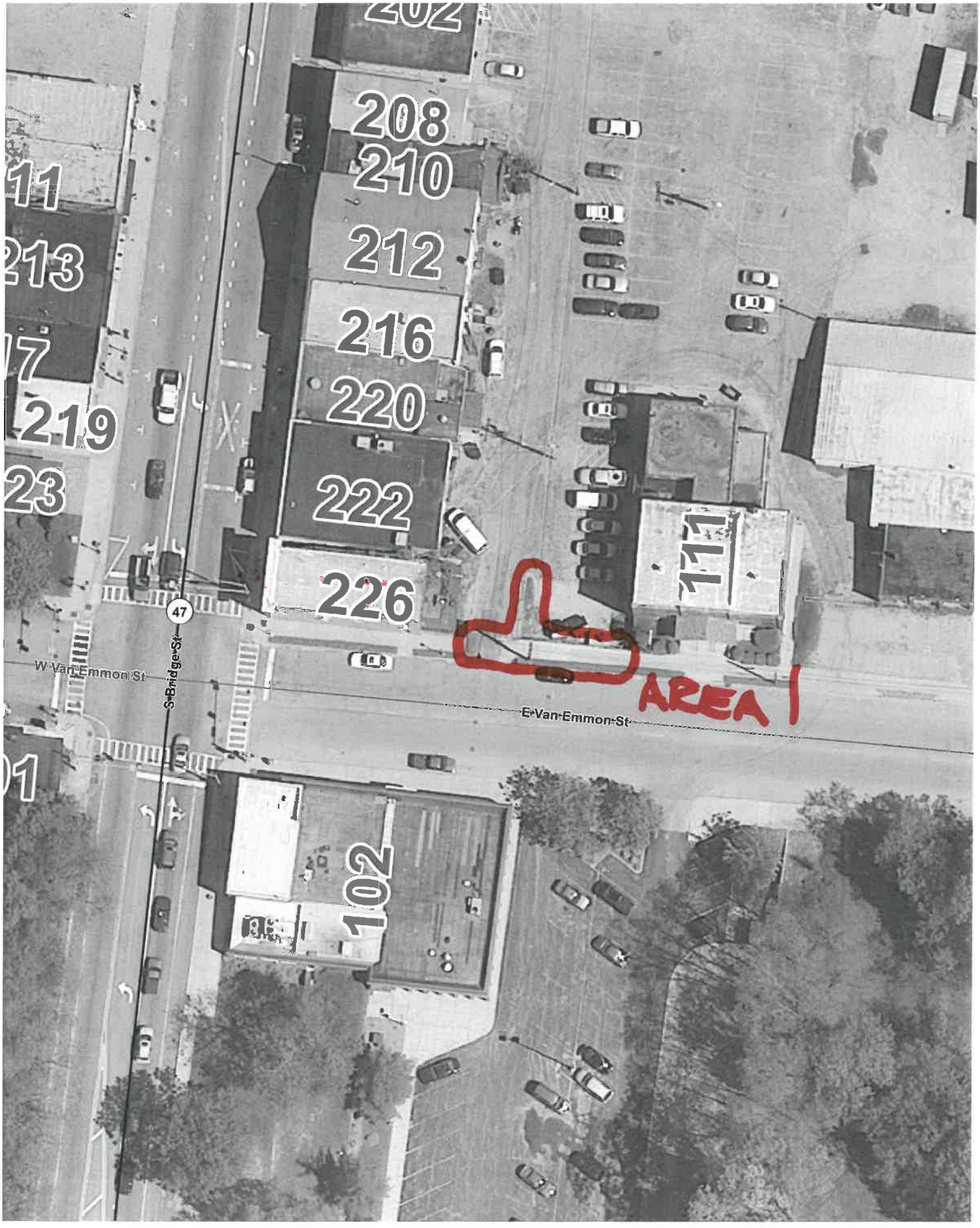
The Person submitting the proposal is in compliance with the Illinois Human Rights Act 775 ILCS 5/1.101 *et seq*. including establishment and maintenance of sexual harassment policies and program.

_____	_____
Firm Name	Signed Name and Title
_____	_____
Street Address	Print Name and Title
_____	_____
City State Zip	E-mail Address
_____	_____
Phone Number	Fax Number
_____	
Date	



Google earth

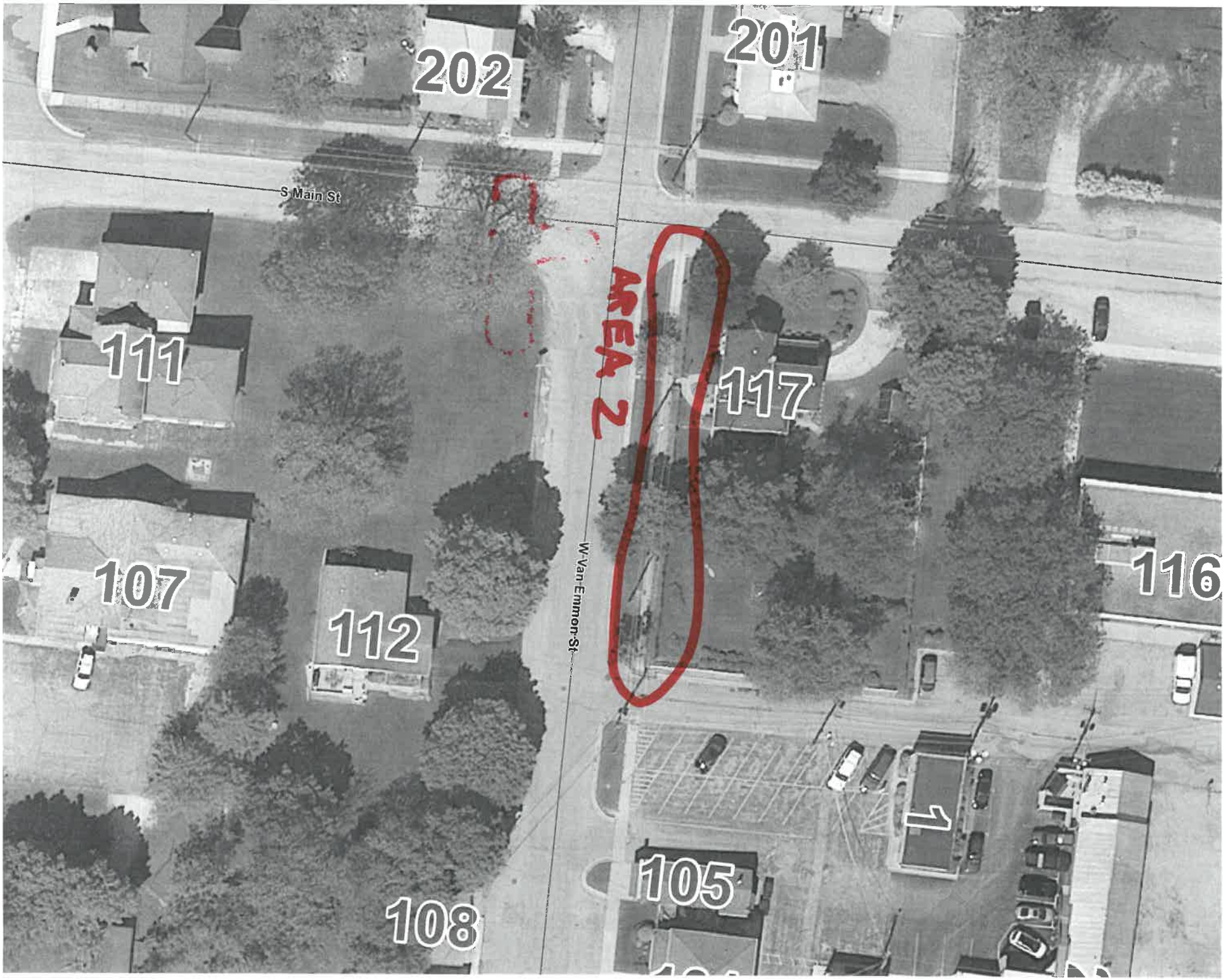
feet 300
meters 90


202
208
210
212
216
220
222
226
111
102
AREA 1
47
S Bridger St
W Van Emmon St
E Van Emmon St



Google earth

feet 9
meters 2


202
201
S Main St
AREA 2
111
117
107
112
W Van Emmon St
116
1
105
108



Google earth

feet 10
meters 3



Google earth

feet 10
meters 3

above 4 inches (102 mm), the vertical clearance dimension of $1^1/_2$ inches (38 mm) shall be permitted to be reduced by $^1/_8$ inch (3 mm).

4. Where *handrails* are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of the *handrail* gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.

1012.5 Fittings. *Handrails* shall not rotate within their fittings.

1012.6 Handrail extensions. *Handrails* shall return to a wall, *guard* or the walking surface or shall be continuous to the handrail of an adjacent *stair flight* or ramp run. Where *handrails* are not continuous between *flights*, the *handrails* shall extend horizontally at least 12 inches (305 mm) beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. At *ramps* where *handrails* are not continuous between runs, the *handrails* shall extend horizontally above the landing 12 inches (305 mm) minimum beyond the top and bottom of *ramp* runs. The extensions of *handrails* shall be in the same direction of the *stair flights* at *stairways* and the *ramp* runs at *ramps*.

Exceptions:

1. *Handrails* within a dwelling unit that is not required to be *accessible* need extend only from the top riser to the bottom riser.
2. *Aisle handrails* in Group A and E occupancies in accordance with Section 1028.13.
3. *Handrails* for *alternating tread devices* and ship ladders are permitted to terminate at a location vertically above the top and bottom risers. Handrails for *alternating tread devices* and ship ladders are not required to be continuous between *flights* or to extend beyond the top or bottom risers.

1012.7 Clearance. Clear space between a *handrail* and a wall or other surface shall be a minimum of $1^1/_2$ inches (38 mm). A *handrail* and a wall or other surface adjacent to the *handrail* shall be free of any sharp or abrasive elements.

1012.8 Projections. On ramps, the clear width between *handrails* shall be 36 inches (914 mm) minimum. Projections into the required width of *stairways* and *ramps* at each *handrail* shall not exceed $4^1/_2$ inches (114 mm) at or below the *handrail* height. Projections into the required width shall not be limited above the minimum headroom height required in Section 1009.2.

1012.9 Intermediate handrails. *Stairways* shall have intermediate *handrails* located in such a manner that all portions of the *stairway* width required for egress capacity are within 30 inches (762 mm) of a *handrail*. On monumental *stairs*, *handrails* shall be located along the most direct path of egress travel.

SECTION 1013
GUARDS

1013.1 Where required. *Guards* shall be located along open-sided walking surfaces, including *mezzanines*, *equipment platforms*, *stairs*, *ramps* and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. *Guards* shall be adequate in strength and attachment in accordance with Section 1607.7.

Exception: *Guards* are not required for the following locations:

1. On the loading side of loading docks or piers.
2. On the audience side of stages and raised platforms, including steps leading up to the stage and raised platforms.
3. On raised stage and platform floor areas, such as runways, ramps and side stages used for entertainment or presentations.
4. At vertical openings in the performance area of stages and platforms.
5. At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.
6. Along vehicle service pits not accessible to the public.
7. In assembly seating where *guards* in accordance with Section 1028.14 are permitted and provided.

1013.1.1 Glazing. Where glass is used to provide a *guard* or as a portion of the *guard* system, the *guard* shall also comply with Section 2407. Where the glazing provided does not meet the strength and attachment requirements of Section 1607.7, complying *guards* shall also be located along glazed sides of open-sided walking surfaces.

1013.2 Height. Required *guards* shall be not less than 42 inches (1067 mm) high, measured vertically above the adjacent walking surfaces, adjacent fixed seating or the line connecting the leading edges of the treads.

Exceptions:

1. For occupancies in Group R-3, and within individual dwelling units in occupancies in Group R-2, *guards* on the open sides of *stairs* shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
2. For occupancies in Group R-3, and within individual dwelling units in occupancies in Group R-2, where the top of the *guard* also serves as a *handrail* on the open sides of *stairs*, the top of the *guard* shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.
3. The height in assembly seating areas shall be in accordance with Section 1028.14.
4. Along *alternating tread devices* and ship ladders, *guards* whose top rail also serves as a *handrail*, shall have height not less than 30 inches (762 mm) and not more than 34 inches (864 mm), measured vertically from the leading edge of the device tread *nosing*.

1013.3 Opening limitations. Required *guards* shall not have openings which allow passage of a sphere 4 inches (102 mm) in diameter from the walking surface to the required *guard* height.

Exceptions:

1. From a height of 36 inches (914 mm) to 42 inches (1067 mm), *guards* shall not have openings which allow passage of a sphere $4^3/_8$ inches (111 mm) in diameter.
2. The triangular openings at the open sides of a *stair*, formed by the riser, tread and bottom rail shall not allow passage of a sphere 6 inches (152 mm) in diameter.
3. At elevated walking surfaces for access to and use of electrical, mechanical or plumbing systems or equipment, *guards* shall not have openings which allow passage of a sphere 21 inches (533 mm) in diameter.
4. In areas that are not open to the public within occupancies in Group I-3, F, H or S, and for *alternating tread devices* and ship ladders, *guards* shall not have openings which allow passage of a sphere 21 inches (533 mm) in diameter.
5. In assembly seating areas, *guards* at the end of *aisles* where they terminate at a fascia of boxes, balconies and galleries shall not have openings which allow passage of a sphere 4 inches in diameter (102 mm) up to a height of 26 inches (660 mm). From a height of 26 inches (660 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, *guards* shall not have openings which allow passage of a sphere 8 inches (203 mm) in diameter.
6. Within individual dwelling units and sleeping units in Group R-2 and R-3 occupancies, *guards* on the open sides of *stairs* shall not have openings which allow passage of a sphere $4^3/_8$ (111 mm) inches in diameter.

1013.4 Screen porches. Porches and decks which are enclosed with insect screening shall be provided with *guards* where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

1013.5 Mechanical equipment. *Guards* shall be provided where appliances, equipment, fans, roof hatch openings or other components that require service are located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof or grade below. The *guard* shall be constructed so as to prevent the passage of a sphere 21 inches (533 mm) in diameter. The *guard* shall extend not less than 30 inches (762 mm) beyond each end of such appliance, equipment, fan or component.

1013.6 Roof access. *Guards* shall be provided where the roof hatch opening is located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof or grade below. The *guard* shall be constructed so as to prevent the passage of a sphere 21 inches (533 mm) in diameter.

SECTION 1014
EXIT ACCESS

1014.1 General. The *exit access* shall comply with the applicable provisions of Sections 1003 through 1013. *Exit access* arrangement shall comply with Sections 1014 through 1019.

1014.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

1. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas and the area served are accessory to one or the other, are not a Group H occupancy and provide a discernible path of egress travel to an *exit*.

   Exception: *Means of egress* are not prohibited through adjoining or intervening rooms or spaces in a Group H, S or F occupancy when the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.
2. An *exit access* shall not pass through a room that can be locked to prevent egress.
3. *Means of egress* from dwelling units or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.
4. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

   Exceptions:

   1. *Means of egress* are not prohibited through a kitchen area serving adjoining rooms constituting part of the same dwelling unit or sleeping unit.
   2. *Means of egress* are not prohibited through stockrooms in Group M occupancies when all of the following are met:

      2.1. The stock is of the same hazard classification as that found in the main retail area;

      2.2. Not more than 50 percent of the *exit access* is through the stockroom;

      2.3. The stockroom is not subject to locking from the egress side; and

      2.4. There is a demarcated, minimum 44-inch-wide (1118 mm) *aisle* defined by full- or partial-height fixed walls or similar construction that will maintain the required width and lead directly from the retail area to the *exit* without obstructions.

and shall be edged with an edging tool having a 1/4 in. (6 mm) radius. The edges of the slabs shall be edged as described above.

Tie bars will not be required in construction joints; however the joints shall be edged as described above.

423.07 Expansion Joints. At points where the proposed driveway pavement occupies the entire space between the concrete curb or combination concrete curb and gutter and an adjacent building, permanent structure, existing driveway or other similar obstruction, 1 in (25 mm) preformed expansion joint filler shall be placed between the driveway pavement and the obstruction. The expansion joint filler shall extend the entire depth of the driveway.

423.08 Backfill. After the concrete has been cured, the spaces along the edges of the driveway pavement shall be backfilled to the required elevation with approved material. The material shall then be compacted, and the surface neatly graded.

423.09 Disposal of Surplus Material. Surplus or waste material resulting from the driveway construction operations shall be disposed of according to Article 202.03.

423.10 Method of Measurement. This work will be measured for payment in place and the area computed in square yards (square meters).

Earth excavation will be measured for payment according to Article 202.07.

423.11 Basis of Payment. This work will be paid for at the contract unit price per square yard (square meter) for PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, of the thickness specified.

Earth excavation required will be paid for according to Article 202.08.

SECTION 424. PORTLAND CEMENT CONCRETE SIDEWALK

424.01 Description. This work shall consist of constructing portland cement concrete sidewalk and sidewalk accessibility ramps on a prepared subgrade. This work does not include sidewalk that is integrally a part of a structure.

424.02 Materials. Materials shall be according to the following.

Item	Article/Section
(a) Portland Cement Concrete	1020
(b) Preformed Expansion Joint Fillers	1051

424.03 Equipment. Equipment shall be according to the following.

Item	Article/Section
(a) Miscellaneous Equipment	1103.17

CONSTRUCTION REQUIREMENTS

424.04 Subgrade Preparation. The subgrade shall be tamped or rolled until thoroughly compacted and at the proper line and grade as shown on the plans. At locations where sidewalk is constructed at entrances, the sidewalk shall be thickened to the thickness of the adjacent entrance or driveway pavement.

424.05 Forms. Side forms shall be of lumber of not less than 2 in. (50 mm) thickness or of steel of equal rigidity. They shall be held securely in place by stakes or braces, with the top edges true to line and grade. Forms for the sidewalk accessibility ramps shall be set so that the slab will have a uniform fall between the sidewalk proper and the curb grade.

At the Contractor's option, slipforming using equipment approved by the Engineer will be allowed.

424.06 Placing and Finishing. The subgrade shall be moistened just before the concrete is placed. The concrete shall be placed in successive batches for the entire width of the slab, struck-off, consolidated with a hand vibrator, and finished to a true and even surface with floats and trowels. A vibratory screed may be used to strike off, consolidate, and finish the concrete. The final finish shall be done with a wooden float, leaving an even surface. Steel trowels shall not be permitted. After the water sheen has disappeared, the surface shall be given a final finish by brushing with a whitewash brush. The brush shall be drawn across the sidewalk at right angles to the edges of the walk, with adjacent strokes slightly overlapping, producing a uniform, slightly roughened surface with parallel brush marks.

The surface shall be divided by grooves constructed at right angles to the centerline of the sidewalk. These grooves shall extend to 1/4 the depth of the sidewalk, shall be not less than 1/8 in. (3 mm) nor more than 1/4 in. (6 mm) in width, and shall be edged with an edging tool having a 1/4 in. (6 mm) radius. No slab shall be longer than 6 ft (1.8 m) nor less than 4 ft (1.2 m) on any one side, unless otherwise ordered by the Engineer. The edges of the slabs shall be edged as described above.

424.07 Expansion Joints. Expansion joints of the thickness specified below shall consist of preformed joint filler. The top of the joint shall be placed 1/4 in. (6 mm) below the surface of the sidewalk.

(a) 1/2 in. (13 mm) Thick Expansion Joints. Expansion joints 1/2 in. (13 mm) thick shall be placed between the sidewalk and all structures such as light standards, traffic light standards, traffic poles and subway columns, which extend through the sidewalk.

(b) 3/4 in. (20 mm) Thick Expansion Joints. Transverse expansion joints 3/4 in. (20 mm) thick shall be placed at intervals of not more than 100 ft (30 m) in the sidewalk. Where the sidewalk is constructed adjacent to pavement or curb having expansion joints, the expansion joints in the sidewalk shall be placed in line with the existing expansion joints as nearly as practicable. Expansion joints shall also be placed where the sidewalk abuts existing

sidewalks, between driveway pavement and sidewalk, and between sidewalk accessibility ramps and curbs where the ramp abuts a curb.

424.08 Curb Ramps. Curb ramps shall be constructed according to the ADAAG, the Illinois Accessibility code, and as shown on the plans.

Curb ramps shall be constructed to the same thickness as the adjacent sidewalk with a minimum thickness of 4 in. (100 mm).

424.09 Detectable Warnings. Detectable warnings shall consist of a surface of truncated domes meeting the requirements of the ADAAG and the details shown on the plans.

Detectable warnings shall be installed at curb ramps, medians and pedestrian refuge islands, at-grade railroad crossings, transit platform edges, and other locations where pedestrians are required to cross a hazardous vehicular way. Detectable warnings shall also be installed at alleys and commercial entrances when permanent traffic control devices are present. The installation shall be an integral part of the walking surface and only the actual domes shall project above the walking surface.

The product or method used for installing detectable warnings shall come with the following documents which shall be given to the Engineer prior to use.

(a) Manufacturer's certification stating the product is fully compliant with the ADAAG.

(b) Manufacturer's five year warranty.

(c) Manufacturer's specifications stating the required materials, equipment, and installation procedures.

Products that are colored shall be colored their entire thickness.

The materials, equipment, and installation procedures used shall be according to the manufacturer's specifications.

424.10 Backfill. After the concrete has been cured, the spaces along the edges of the sidewalk and ramps shall be backfilled with approved material. The material shall be compacted until firm and the surface neatly graded.

424.11 Disposal of Surplus Material. Surplus or waste material shall be disposed of according to Article 202.03.

424.12 Method of Measurement. This work will be measured for payment in place and the area computed in square feet (square meters). Curb ramps will be measured for payment as sidewalk. No deduction will be made for detectable warnings located within the ramp.

Detectable warnings will be measured for payment in place and the area computed in square feet (square meters).

Earth excavation will be measured for payment according to Article 202.07.

424.13 Basis of Payment. This work will be paid for at the contract unit price per square foot (square meter) for PORTLAND CEMENT CONCRETE SIDEWALK, of the thickness specified.

Detectable warnings will be paid for at the contract unit price per square foot (square meter) for DETECTABLE WARNINGS.

Earth excavation required will be paid for according to Article 202.08.

PAVEMENT REHABILITATION

SECTION 440. REMOVAL OF EXISTING PAVEMENT AND APPURTENANCES

440.01 Description. This work shall consist of the complete removal of existing pavement, paved shoulders, driveway pavement, median, curb, gutter, combination curb and gutter, paved ditch, and sidewalk; the partial depth removal of concrete medians; and the removal of hot-mix asphalt (HMA) surfaces in preparation for subsequent resurfacing.

Pavement removal shall be defined as portland cement concrete or HMA pavement and shall include portland cement concrete or HMA bases, overlays, and stabilized subbase.

Paved shoulder removal shall be defined as portland cement concrete or HMA shoulders.

Gutter removal and combination curb and gutter removal shall include the complete removal of all inlets, outlets, and entrances contained within the limits of removal. The removal of outlets shall include the entire discharge trough and end curtain wall for trough type outlets and the concrete box and outlet pipe for drop box type outlets.

Paved ditch removal shall include the complete removal of all anchor walls and cut-off walls that are contained within the limits of removal.

440.02 Equipment. Equipment shall be according to the following.

Item	Article/Section
(a) Self-Propelled Milling Machine	1101.16

CONSTRUCTION REQUIREMENTS

440.03 General. All existing pavement, including surface courses, base courses, and stabilized subbases, and other appurtenances as listed above, which interfere with construction work shall be completely removed as shown on the plans or as directed by the Engineer.

Reviewed By:	
Legal	■
Finance	■
Engineer	■
City Administrator	■
Human Resources	☐
Community Development	■
Police	☐
Public Works	■
Parks and Recreation	☐

Agenda Item Number

Mayor #5

Tracking Number

CC 2017-15

Agenda Item Summary Memo

Title: Resolution approving the purchase of 102 E Van Emmon

Meeting and Date: City Council – April 11, 2017

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: N/ A Action Taken:

Item Number:

Type of Vote Required: 2/3 of Corporate Authorities

Council Action Requested: Discussion

Submitted by: Bart Olson (Name) Administration (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: City Council
From: Bart Olson, City Administrator
CC:
Date: March 22, 2017
Subject: Acquisition of 102 E Van Emmon

Summary

First reading of a resolution authorizing the acquisition of 102 E Van Emmon St and a loan commitment letter with First National Bank of Omaha.

Background

The City Council discussed the ~3.4 acre property at 102 E Van Emmon St as a potential municipal facility with immediately available public parking several times and to varying degrees over the past few years. When the most recent tenant, Vault Gym, sought to move operations out of the building in anticipation of a new tenant, the City engaged the property owner, Imperial Investments, to see if they would be willing to sell the building to the City for a reasonable price. After several weeks of negotiations, the City and the property owner agreed to a purchase price of $1,170,000. Accordingly, a draft resolution and real estate contract is attached for consideration.

Because this facility is in the downtown TIF district and would be used to improve public parking facilities in the area, as well as potential use as a public building in the future, the acquisition of the property is a TIF eligible expense. Since the downtown TIF fund only has a modest reserve amount of ~$250,000 and was expected to run a deficit in FY 17, the City would need a loan to cover the remaining purchase price. The property owner was willing to approve a purchase installment contract with the City that would have allowed to the City to pay the price over multiple years, plus interest at a rate of 3.5%. Staff took that proposal and evaluated other short-term loan options, before deciding on a favorable quote from the First National Bank of Omaha (Yorkville branch). The structure of the loan is included within the attached memo from Finance Director Fredrickson. In general, the payment price will be satisfied by a modest downpayment by the City at time of closing plus the loan proceeds from First National Bank. The loan with First National Bank will be for a four-year term at 3% interest.

In order to accomplish all of the above a budget amendment will be necessary. That budget amendment will include the down payment by the City from existing TIF proceeds at time of purchase, and the issuance and repayment of the loan – all within the downtown TIF fund.

Use of the property

The property contains a ~30 year old, 14,000 s.f., two level commercial building that formerly held the Old Second or Yorkville National Bank. In the past few years, the property has been renovated into a crossfit-type athletic facility.

The immediate primary use of the building will be for public parking. The City completed a downtown parking study earlier this year that identified that certain areas within downtown Yorkville have a parking deficit, and the entire downtown is deficient in accessible parking spaces. Because the

existing owner has chosen not to make the parking lot open to the public during non-business hours, the acquisition by the City would allow for a centrally located, large parking lot within the downtown which adds ~65 public parking spaces. As a point of comparison, the City spent ~$785,000 in the late 2000s to acquire the Historic Jail and construct ~20 new parking spaces on the property.

An immediate potential use of this building would be for adult recreation programming and long-term storage of City documents. These uses would require almost no improvements to the building and would allow us to expand adult recreation programming options and alleviate a major storage issue for long-term documents at City Hall. In the case of recreation programming, fitness type classes could be offered under the existing layout and arts and crafts classes currently held elsewhere could be programmed in the building. The location of the building in relationship to the ARC Building is a good opportunity to cross market kids classes at the ARC Building and adult programming at the 102 E Van Emmon building. Parks and Recreation Director Evans has stated that parents who drop off their kids at the ARC Building are typically looking for something to do for the hour that classes usually run. Additionally, the 102 E Van Emmon Building is not properly laid out for childrens programming because of its layouts and potential safety hazards (large vault and heavy doors, multiple stair cases, open concept). For storage, there is a large bank vault and office and storage rooms on site that would provide the City with the ability to clear out some storage rooms at City Hall and use those rooms for conference space, office space, or just to clear out overcrowded existing storage. Many of the City Hall office spaces are cluttered with boxes and equipment due to the lack of storage space in City Hall.

A potential near-term use of the building which would require some remodeling would be for childrens programming. With property safety improvements and division of the building, preschool could be held in the building which would allow us to double current City-wide preschool enrollment numbers. Preschool is a major revenue generator for Parks and Recreation and is in high demand in the area. In this scenario, the remainder of the building could be used for additional programming space, office space, and conference rooms. A similar retrofit of a previous bank building by a recreation district for children's programming is Plainfield Township Park District at their Heritage Professional Center in downtown Plainfield located at 24023 W. Lockport Street. http://www.plainfieldparkdistrict.com/facilities-Heritage-Professional-Center.asp In this case, the Park District is leasing space from a private owner, but the owner was willing and able to fund the improvements to the building to accommodate the Park District.

A potential mid-term use of the building which would require a fair amount of planning and renovation would be as a City Hall. Public buildings as civic spaces and pedestrian generators is mentioned in both the City's original downtown vision plan from 2006, and the City's current comprehensive plan. Additionally, the March 2017 issue of the IML review has an article which summarizes a study by Northern Illinois University's Center for Governmental Studies, which talks about the expected roles of a downtown. Out of the seven categories surveyed, the most important role was "creating a sense of community and positive image". No studies have yet been completed by staff to discuss renovation costs for this type of use, as there are no immediate plans to move forward. The largest immediate issue with this type of use identified in staff inspections is the HVAC system in the building. The HVAC system was created in the early 70s, and has been modified by the existing owner in several ways which will make the system obsolete if the City changes the layout of the building. While the system is working currently, it is likely past its useful life span and would cost upwards of $300,000 replace during renovations. This improvement would be a TIF eligible expense.

One other push factor on the use of the Van Emmon building as a public building is the existing City Hall is not in a great long-term location. There is little room to expand, and the facility sits in the

middle of a large school campus. From an emergency operations planning perspective, it is a risk to have so many governmental buildings clustered together. Moving a City Hall to the downtown would eliminate this risk in the future and the property would have enough room to expand the building in the future. While the eastern half of the Van Emmon property has some major topography changes, the entire size of the site is still sufficient for building and property development.

Another potential mid-term use of the property which would provide public access and recreational features would be for a public space or lookout point at the top of the hill. While the existing hilltop is wooded, there is an installed trail and a couple vistas of the Fox River and downtown. Similar to what the City has discussed for the courthouse hill, we could create a parallel and secondary lookout point as a public space.

All of the uses discussed above are abstract and preliminary. This property has been on the market twice in the past decade, once when Old Second sold it to Imperial Investments, and current. It is an anomaly in the downtown both because of its central location and size, and past City Councils have discussed its desirability both when the property has been on the market and off the market. Because of the unexpected nature of the property being available, detailed plans and proposals for the building have not been formally discussed by the City Council.

Recommendation

This item is on the agenda for a first reading. Staff recommends discussion on the merits of the acquisition of the property and the loan document. Pending direction to proceed, the item would be placed on the April 11th City Council for consideration.

Resolution No. 2017-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING A REAL ESTATE SALE CONTRACT AND THE EXECUTION OF A LOAN COMMITMENT LETTER

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

WHEREAS, the City is authorized to purchase real estate for public purposes pursuant to Section 11-61-3 of the Illinois Municipal Code, 65 ILCS 5/11-61-3.

WHEREAS, the City desires to purchase certain real property commonly known as 102 E. Van Emmon Street, Yorkville, Illinois 60560 (the "*Subject Property*"), as legally described on Exhibit A hereto; and,

WHEREAS, the current owner is willing to sell the Subject Property to the City for the sale price of $1,170,000.00; and,

WHEREAS, in order to fund the purchase of the Subject Property, the City requires a commercial loan in the amount of $800,000; and,

WHEREAS, First National Bank is willing to provide a loan to the City in the amount of $800,000 on the terms contained in the Loan Commitment attached hereto and made a part hereof; and,

WHEREAS, the Mayor and City Council of the City have determined that it is in the best interests of the City and its citizens to obtain a loan from First National Bank in the amount of $800,000 and to purchase the Subject Property for the above stated sale price.

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

Section 1. That the Real Estate Sale Contract attached hereto and made a part hereof, is hereby approved and the Mayor and City Clerk are hereby authorized to execute and deliver and to undertake any and all action as may be required to implement the terms of said Contract on behalf of the United City of Yorkville.

Section 2. That the Loan Commitment attached hereto and made a part hereof is hereby approved and the Mayor and City Clerk are hereby authorized to execute and deliver the Loan

Commitment and all documents necessary to secure a loan under the terms and conditions contained in the Loan Commitment and to undertake any and all action as may be required to implement the terms thereof on behalf of the United City of Yorkville.

Section 3. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

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

_____
CITY CLERK

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	_____	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	DIANE TEELING	_____

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

_____
Mayor

Attest:

_____
City Clerk

REAL ESTATE SALE CONTRACT

THIS REAL ESTATE SALE CONTRACT (the "Contract") is dated **_____, 2017** (the "Date of Acceptance"), and is by and between the United City of Yorkville, Kendall County, Illinois ("Purchaser") and Imperial Investments, LLC, an Illinois limited liability company ("Seller").

1. **Real Estate**. Seller shall transfer, assign, sell, and convey or cause to be transferred, assigned, sold, and conveyed to Purchaser all of Seller's interest in the land ("the Land") in Kendall County, Illinois, legally described on Exhibit A hereto (which Land is commonly known as 102 E. Van Emmon Street, Yorkville, Illinois, and which has a permanent real estate tax identification number as shown on Exhibit A), an approximately _____ sq. foot building with parking ("the Building") and all other improvements on the Land (collectively, the "Improvements") together with all of Seller's rights, titles, and interests, if any, in and to:

A. all easements, party walls, rights of way, privileges, appurtenances, and rights to the same, belonging to or inuring to the benefit of the Land;

B. all streets, alleys, or other public ways adjacent to the Land, before or after vacation thereof; and

C. all fixtures, contents and other personal property located in the Building or on the Real Estate.

The Land, the Building, the Improvements, and other real property interests to be conveyed as aforesaid are collectively referred to herein as "the Real Estate." The conveyance of the Real Estate shall be by a recordable warranty deed with release of homestead rights, if any, subject only to Permitted Exceptions as defined in Paragraph 3.C.

2. **Purchase Price; Earnest Money**.

A. The purchase price to be paid by Purchaser to Seller at Closing for the Real Estate ("the Purchase Price") shall be $1,170,000.00, less any and all prorations and adjustments, if any (as defined and described in Paragraph 7 of this Contract).

B. Simultaneous with the execution of this Contract, Purchaser will deliver to the Seller the sum of $10,000, ("the Earnest Money"). The Seller shall hold and retain the Earnest Money, in trust, and shall disburse the same in accordance with the terms and conditions contained in this Contract. If this Contract is terminated, the Earnest Money (along with any interest) shall be disbursed to Seller or Purchaser, as applicable, in accordance with the terms hereof.

3. **Title Insurance; Permitted Exceptions; Survey**.

A. Not later than 10 days after execution of this Contract, Seller shall deliver or cause to be delivered to Purchaser, at Seller's expense, a commitment ("the Commitment") by a Title Insurance Company (the “Title Insurer" or the “Escrow Agent”) to issue a current form ALTA owner's title insurance policy (the “Owner’s Title Policy”), in the amount of the Purchase Price, covering title to the Real Estate, subject to the Permitted Exceptions.

B. Not later than 14 days after execution of this Contract, Seller, at its own expense, shall furnish Purchaser with an ALTA survey of the Real Estate, dated after the date of this Contract, made by an Illinois licensed surveyor, in accordance with ALTA/ACSM land title survey requirements and sufficient to allow the Title Insurer to provide “extended coverage”, containing Table A numbers 1-6, 7(a), 8, 11, and 14, and as otherwise required by Purchaser’s lender or the Title Insurer (“Survey”), and verifying whether the Property is in a flood zone, and certified to the Purchaser, its lender (if any) and the Title Insurer. The Survey shall indicate the total square footage of the Land, location of all improvements upon the Land, including fences, walks, drives and parking areas, and of all easements, building lines, set-back requirements and rights-of-way, recorded or visible.

C. The following matters shall be permitted exceptions to title insurance coverage ("Permitted Exceptions"):

1) general exceptions set out in the Commitment;

2) Property Taxes for the Current Tax Period and subsequent years, including, but not limited to, any lien securing the payment thereof;

3) any other matter (including encroachments and liens and encumbrances of a definite and ascertainable amount) over which the Title Insurer will issue an endorsement or against which Purchaser will be indemnified by the Title Insurer, provided that the same is acceptable to Purchaser;

4) all reservations, exceptions, covenants, conditions, restrictions, agreements, easements, setback lines and other matters of record which are disclosed in the Title Commitment and to which Purchaser has not objected;

5) zoning regulations and other governmental laws, rules, regulations, codes, orders and directives affecting the Property;

6) unrecorded easements, discrepancies, boundary line disputes, overlaps, shortages in area, encroachments and other matters which are disclosed by Seller to Purchaser and to which Purchaser has not objected;

7) the rights that the public and upper and lower riparian owners have in any waters present on the Real Estate; and

8) matters arising as a result of the acts or omissions of Purchaser or any of its Affiliates, agents, employees, contractors or representatives.

D. If the Commitment discloses exceptions (including disclosure that Seller is not in title to the Real Estate), if the legal description on the Survey does not match that on the Commitment, or if the Survey discloses encroachments, boundary line disputes, or other matters which do or may render title to the Real Estate unmarketable (herein referred to as "survey defects"), Purchaser shall have 5 Business Days from the date of delivery thereof to provide Seller with a written notice (the "Purchaser's Objections Notice") of any matters on the Commitment or the Survey to which Purchaser objects (the "Purchaser's Objections"). If Purchaser fails to deliver Purchaser's Objections Notice within such 5 Business Day period, Purchaser shall be deemed to have waived any objections to and accepted the Commitment and the Survey. Within 5 Business Days after Seller's receipt of the Purchaser's Objections Notice (the "Seller Objection Response Period"), Seller shall provide written notice to Purchaser as to whether Seller will cure any of the Purchaser's Objections or refuse to cure the Purchaser's Objections (the "Seller's Response Notice"). In no event shall Seller be obligated to cure any of the Purchaser's Objections. If Seller fails to deliver the Seller's Response Notice within the Seller Objection Response Period, Seller shall be deemed to have elected not to cure the Purchaser's Objections. In the event Seller elects, or is deemed to have elected, not to cure any of Purchaser's Objections, then Purchaser shall have the right, by written notice delivered to Seller within 10 Business Days after the expiration of the Seller's Objection Response Period (the "Purchaser's Election Notice"), to either (i) waive the Purchaser's Objections which Seller shall not cure and proceed to Closing, in which event each of such Purchaser's Objections shall be deemed a Permitted Exception, or (ii) terminate this Contract, in which event the Earnest Money shall be refunded to Purchaser and the parties shall have no further rights or obligations hereunder. In the event Purchaser fails to deliver the Purchaser's Election Notice to Seller within 10 Business Days after the expiration of the Seller's Objection Response Period, then Purchaser shall be deemed to have elected to waive the Purchaser's Objections and proceed to Closing. All of Purchaser's Objections that are waived, or deemed to be waived by Purchaser shall become Permitted Exceptions. In the event Seller elects to cure any of Purchaser's Objections, Seller shall complete the cure of such Purchaser's Objections on or before the Closing Date.

E. At the Closing, Seller shall deliver to Purchaser evidence that Purchaser will receive from the Title Insurer, at Seller's expense, a current form ALTA owner's title insurance policy insuring the fee simple interest of Purchaser in the Real Estate in the amount of the Purchase Price and subject to the Permitted Exceptions.

4. **Purchaser's Conditions Precedent to Closing**.

A. A precondition to Purchaser's obligation to consummate the purchase of the Real Estate is Purchaser's satisfaction with the results of one or more inspections of the Improvements. Purchaser, or persons selected by Purchaser, shall make such inspection or inspections at a reasonable time or at reasonable times within 15 days of the Date of Acceptance (the "Due Diligence Period"). Seller shall allow Purchaser, and all persons selected by Purchaser to make any of such inspections, unrestricted access to the Land and Improvements at reasonable times for the purpose of making such inspections.

Purchaser and its agents, employees, contractors and representatives shall have the right to enter upon the Real Estate for purposes of performing inspections, surveys, environmental audits and other similar activities during the Due Diligence Period; provided Purchaser and Purchaser's agents, employees, contractors or representatives shall adhere to the following requirements:

(i) Before Purchaser (or any of its agents, employees, contractors or representatives) may enter upon the Real Estate, Purchaser shall give as much notice as reasonably possible under the circumstances. Seller may accompany Purchaser and its agents, employees, contractors and representatives while they are on the Real Estate.

(ii) Purchaser shall repair all damage to the Real Estate resulting from Purchaser's exercise of its rights under this Paragraph 4(A) or caused by Purchaser (or any of its agents, employees, contractors or representatives) prior to Closing.

(iii) Purchaser shall indemnify, defend and hold harmless Seller from and against all claims, demands, actions, lawsuits, liabilities, damages, costs and expenses (including, but not limited to, court costs, litigation expenses and attorneys' fees) arising as a result of Purchaser's activities on the Real Estate prior to the Closing, except to the extent the same are directly due to the negligence or willful misconduct of Seller or any of its agents, employees, contractors or representatives.

(iv) In the event Purchaser conducts a Phase II environmental investigation of the Real Estate (the "Phase II"), Purchaser agrees (a) that it will hold all information relating to the Phase II in confidence, (b) that it will not disclose any information pertaining to the Phase II to any third party, other than its representatives who have a need to know such information in connection with the discussions concerning the acquisition of the Real Estate, (c) that it will not use or permit its representatives to use any such information for purposes other than in connection with the discussions concerning the acquisition of the Real Estate, and (d) that it will not provide a copy of the Phase II or otherwise disclose or communicate the results of the Phase II to the Seller without the Seller's express written consent. The confidentiality obligation shall not apply to (x) information which becomes generally available to the public, other than as a result of a disclosure by Purchaser; (y) information which can be shown by Purchaser to have already been known to Purchaser on a nonconfidential basis prior to the commencement of the Phase II; or (z) information which becomes available to Purchaser on a nonconfidential basis from a third party not involved in the Phase II. In the event that Purchaser is requested or required (by oral questions, interrogatories, requests for information or documents, subpoenas, civil investigative demand or similar process) to disclose any of the information, it is agreed that Purchaser provide Seller with prompt notice of such request(s), so that Seller may seek an appropriate protective order or, if appropriate, waive Purchaser's compliance with the confidentiality obligation. It is further agreed that, if in the absence of a protective order or the receipt of a waiver hereunder, Purchaser is nonetheless, in the opinion of Purchaser's counsel, legally compelled to disclose the information, Purchaser may disclose such information to the extent legally required.

B. A precondition to Purchaser's obligation to consummate the purchase of the Real Estate is that Seller shall not file a petition in bankruptcy, make an assignment for the benefit of creditors, or otherwise declare itself to be insolvent, and shall not be the subject of an involuntary petition in bankruptcy or similar insolvency proceeding unless Seller reasonably persuades Purchaser that such involuntary proceeding will be vigorously contested and promptly dismissed or discharged. If there is more than one Seller, this provision shall apply to each Seller.

C. A precondition to Purchaser's obligation to consummate the purchase of the Real Estate is that Seller delivers to Purchaser at Closing all documents and deliveries which Seller is required by the terms of Paragraph 8(B) of this Contract to deliver to Purchaser at Closing.

D. A precondition to Purchaser's obligation to consummate the purchase of the Real Estate is that the Building and other Improvements shall be maintained by Seller. Seller shall maintain the Real Estate in its present condition, normal wear and tear excepted.

E. A precondition to Purchaser's obligation to consummate the purchase of the Real Estate is that each representation and warranty made by Seller herein shall be true and complete in all material respects as of the Closing Date, and Seller shall not have failed to disclose any information necessary to make such representation or warranty, in light of the relevant facts and circumstances, not materially misleading.

F. A precondition to Purchaser's obligation to consummate the purchase of the Real Estate is that Seller shall have complied with and performed all of Seller's representations and warranties as provided in Paragraph 12 hereof.

G. A precondition to Purchaser's obligation to consummate the purchase of the Real Estate is that Purchaser has secured, within 21 days of the Date of Acceptance, a firm written commitment for a commercial loan in the amount of $800,000.00, or such lesser amounts that Purchaser shall accept, with all terms of said commercial loan acceptable to Purchaser in Purchaser's sole discretion (the "Loan Commitment"). Purchaser shall execute all documents and provide all information so that Purchaser's lender can issue the Loan Commitment and close the transaction. The Parties may mutually agree to extend the period to obtain the Loan Commitment. If Purchaser makes a good faith effort but is unable to obtain the Loan Commitment, then Purchaser may cancel the Contract in which event the Earnest Money shall be refunded to Purchaser and the Parties shall have no further rights or obligations hereunder.

H. A precondition to Purchaser's obligation to consummate the purchase of the Real Estate is that the Real Estate appraise for not less than the Purchase Price, as determined by Purchaser's lender's appraiser; provided, however, that the appraisal shall be completed prior to the expiration of the Due Diligence Period.

I. A precondition to Purchaser's obligation to consummate the purchase of the Real Estate is that Seller shall, within 10 Business Days of the Date of Acceptance, provide the documents listed in Exhibit B ("Due Diligence Materials"), attached hereto and made a part hereof, to Purchaser for review.

J. On or before the expiration of the Due Diligence Period, Purchaser may choose to cancel this Contract, and Purchaser may exercise this right by delivering notice of its election to do so to Seller prior to the end of the Due Diligence Period. Once Purchaser (1) restores the Real Estate, in a reasonable manner, to the condition which existed prior to any testing or other activities on the Real Estate which were undertaken by or through Purchaser, and (2) discharges all liens (as hereinafter defined) against the Real Estate resulting from Purchaser activities, the Earnest Money shall be returned to Purchaser. If Purchaser fails to terminate this Contract by giving written notice to Seller prior to the end of the Due Diligence Period, then Purchaser will be deemed to have waived its right to terminate this Contract under this Paragraph 4(J).

If any one of the Purchaser Closing Conditions is not satisfied as of the date and time the Closing is scheduled to occur, and Seller has not terminated this Contract in accordance with the terms hereof, then Purchaser may: (i) terminate this Contract by written notice to Seller, in which case the Earnest Money shall be returned to Purchaser; (ii) waive such Purchaser Closing Conditions and proceed with the Closing; or (iii) if the Purchaser Closing Condition is not satisfied as a result of Seller's breach of this Contract, seek specific performance in accordance with Paragraph 17.

5. **Seller's Conditions Precedent to Closing**.

Seller's obligation to consummate the transaction contemplated by this Purchaser is contingent upon all of the following conditions (the "Seller's Closing Conditions") being satisfied as of the date and time the Closing is scheduled to take place under Paragraph 8:

A. Purchaser not being in default under this Contract, all of the representations and warranties made by Purchaser in this Contract being true, accurate and complete in all material respects as of the Closing Date. and Purchaser not having failed to disclose any information necessary to make such representation or warranty, in light of the relevant facts and circumstances, not materially misleading.

B. Seller's receipt of the Purchase Price from Purchaser, subject to the prorations, credits and adjustments expressly provided for in this Contract.

C. Purchaser not having filed a petition in bankruptcy, making an assignment for the benefit of creditors, or otherwise declaring itself to be insolvent, and not being the subject of an involuntary petition in bankruptcy or similar insolvency proceeding.

D. Purchaser executing and delivering all of the documents required under Paragraph 8.

If any one of the Seller Closing Conditions is not satisfied as of the date and time the Closing is scheduled to occur, and Purchaser has not terminated this Contract in accordance with the terms hereof, then Seller may: (i) terminate this Contract by written notice to Purchaser, in which case the Earnest Money shall be paid to Seller as the sole and exclusive remedy of Seller; or (ii) waive such Seller Closing Conditions and proceed with the Closing. Purchaser and Seller agree that the foregoing damages are reasonable given the circumstances now existing, including, but not

limited to, the range of harm to Seller that is reasonably foreseeable and the anticipation that proof of Seller's actual damages would be costly, impractical and inconvenient.

6. **Pre-Closing Inspection**.

Seller and Purchaser shall conduct an inspection of the Real Estate for the purpose of confirming that the condition of the Real Estate is the same as on the date of this Contract, ordinary wear and tear excepted and as otherwise provided above. The inspection conducted pursuant to this Paragraph 6 shall be made at the latest reasonable time before the Closing Date.

7. **Prorations and Credits**.

A. Calculation. All prorations to be made under this section "as of the Closing Date" shall be made as of the Closing Date, with the effect that Seller shall pay the portions of the expenses and receive the portions of the income to be prorated under this Contract which are allocable to periods prior to and including the Closing Date and Purchaser shall pay the portions of such expenses and receive the portions of such income which are allocable to periods after the Closing Date.

B. Property Taxes.

1. Current Tax Period. The Real Estate is being purchased by a tax exempt unit of government and the Real Estate will be exempt from Property Taxes as of the Closing Date. The Seller shall enter an escrow agreement with the Escrow Agent under which Seller shall be responsible for all Property Taxes to become due and owing for any period prior to the Closing Date (the "Tax Escrow"). Seller represents and warrants that it shall fully indemnify Purchaser for any Property Taxes Purchaser is required to pay for Property Taxes accrued prior to the Closing Date. A fully executed copy of the the Tax Escrow shall be provided to Purchaser at the Closing as required by Paragraph 8.B.9. hereof.

2. Contest of Prior Periods. Seller agrees to cooperate and assist with any contest or appeal by Purchaser of the Property Taxes. The parties agree to prorate the costs thereof among them relative to the amount of time each will own the property during the period in which the assessment reduction shall remain in place.

C. Utilities. Seller shall pay, when due, all charges for utilities furnished to the Real Estate prior to the Closing under any account maintained in Seller's name, and Seller shall be entitled to retain any utility deposits made by Seller which are refundable. Purchaser shall be responsible for making arrangements for the continuation of such utilities to the Real Estate on the Closing Date or within 3 days thereof.

8. **Closing**.

A. The consummation of the transactions described in this Contract ("the Closing") shall occur at such location, on such date ("the Closing Date"), and at such time as Seller and Purchaser shall agree, but no later than April 27, 2017, or as mutually agreed by the Parties in writing.

B. At the Closing, Seller shall at Seller's expense deliver or cause to be delivered to Purchaser the following:

1. A Warranty Deed (the “Deed”), in a form reasonably acceptable to Purchaser, conveying the Real Estate to Purchaser, with Seller’s warranties limited only by matters which are Permitted Exceptions, accompanied by evidence of the Commitment consistent with Paragraph 3 herein.

2. An affidavit of title, appropriately executed and acknowledged by Seller, stating that:

a) Within 4 months preceding the Closing Date no improvements or repairs have been made in or to the Real Estate, nor any work done, which have not been fully paid for, no materials have been furnished or delivered to the Real Estate which have not been fully paid for, no contract has been made or entered into and nothing has been done, suffered, or permitted in relation to the Real Estate the consequence of which will cause any lien or claim of lien to be made against the Real Estate under the Mechanics Lien Act of the State of Illinois.

b) No person or entity has a right or claim of right to occupy or be possessed of the Real Estate or any part or parts thereof other than Seller, whose rights will terminate as of the consummation of the Closing.

c) Seller has done nothing on or subsequent to the effective date of the most current Commitment which would render inaccurate the status of title to the Real Estate as reported in such Commitment.

3. A non-foreign seller affidavit in accordance with the requirements of Section 1445 of the Internal Revenue Code of 1986, as amended.

4. Transfer tax declarations for the State of Illinois, County of Kendall, and any applicable municipality. The conveyance provided for herein is an exempt transaction pursuant to 35 ILCS 200/31-45(b)(1) and no real estate transfer taxes shall be payable to the State of Illinois, County of Kendall, or Purchaser as a consequence of the conveyance of the Real Estate.

5. An ALTA statement in duplicate and all other documents required by the Title Insurer to issue a policy of title insurance conforming to the requirements of this Contract.

6. Payoff letters from all holders of obligations, if any, secured by interests in the Real Estate, effective on the Closing Date.

7. Copies of plans of the Improvements, engineering reports, maintenance schedules and operating manuals, if any.

8. A bill of sale conveying all personal property remaining at the Real Estate to Purchaser.

9. A fully executed copy of the Tax Escrow between Seller and the Escrow Agent with terms acceptable to Purchaser.

C. At the Closing, the Earnest Money shall be applied against the Purchase Price and Purchaser shall deliver or cause to be delivered to Seller, in the form of Good Funds as defined in the Illinois Title Insurance Act, the balance of the Purchase Price, plus or minus any prorations and adjustments provided for in this Contract

D. Seller and Purchaser shall jointly prepare a Closing Statement reciting the Purchase Price and all credits, prorations, and adjustments thereto.

E. At or prior to Closing, Seller shall deliver to Purchaser, to the extent available and in Seller's possession or control, originals of all warranties affecting any part of the Real Estate, licenses, permits, drawings, certificates of occupancy, authorizations, consents and approvals required by law and issued by any governmental authority having jurisdiction over the Real Estate and relating thereto, as well as originals of any Due Diligence Materials previously furnished as copies.

F.

1) At Closing, Seller shall pay: (i) 50% of the fees charged by the Title Insurer to coordinate the Closing; (ii) the premium for the Owner's Title Policy, including the cost of extended coverage under the Owner's Title Policy; (iii) the cost of the survey; and (iv) all transfer taxes, documentary stamps, intangible taxes and surtaxes due, if any, in connection with the transfer of the Real Estate to Purchaser.

2) At Closing, Purchaser shall pay: (i) 50% of the fees charged by the Title Insurer to coordinate the Closing; (ii) the cost of any endorsements to the Owner's Title Policy requested by Purchaser or its lender; and (iii) all recording charges and other similar fees due in connection with the transfer of the Real Estate to Purchaser and the recording of the documents described in this Paragraph 8.

3) Except as otherwise expressly provided herein, Seller and Purchaser shall each be responsible for paying the attorneys' fees that it incurs in connection with the transaction contemplated by this Contract and all other costs and expenses incident to its negotiation of this Contract and to

their performance and compliance with all agreements contained herein on its part to be performed. In addition, Purchaser shall pay, prior to delinquency, all expenses incurred by Purchaser in connection with its due diligence with respect to the Real Estate (including, but not limited to, the cost of physical inspections, environmental assessments, zoning and permits reviews), and any financing obtained by Purchaser in connection with its acquisition of the Real Estate.

9. **Possession**.

Seller shall deliver possession of the Real Estate to Purchaser as of the Closing Date. Possession of Improvements shall be delivered in broom-clean condition. Any property left on the Real Estate by Seller after that time shall be deemed abandoned and, at Purchaser's election, shall be sold or discarded. Purchaser shall be entitled to keep all proceeds of sale, if any, from any such property sold, and shall be reimbursed by Seller for any costs of removal and disposal of such property or debris.

10. **Escrow**.

The transaction contemplated by the Agreement shall be closed by means of a Deed and Money "New York Style" Escrow at the office of the Title Insurer. The attorneys for the parties are authorized to sign the escrow instructions on behalf of the parties. This Contract shall not be merged into the escrow agreement but the latter shall be deemed auxiliary to this Contract, and as between the parties hereto, upon failure of the escrow or otherwise, the provisions of this Contract shall be controlling. The cost of the deed and money escrow shall be borne equally by Seller and Purchaser. Purchaser shall pay any escrow charges for money lender's escrow, if any.

11. **Brokers.**

The parties represent that no brokers other than Jason Pesola of Commercial Affiliated (the "Broker") have been involved in this transaction. Seller is solely responsible for any commission due the Broker and will make payment according to the Agreement between Seller and Broker.

12. **Seller's Representations and Warranties**.

Seller represents and warrants to Purchaser as of the Date of Acceptance:

A. Seller is the sole and absolute owner of and has good and marketable title to the Real Estate. Upon consummation of the Closing, Purchaser shall have good and marketable title to the Real Estate free and clear of all liens, claims, and encumbrances.

B. There are no pending or, to Seller's knowledge, threatened condemnation or eminent domain proceedings against all or any part of the Real Estate.

C. There are no notices, suits, or judgments relating to violations of fire, zoning, building, health, or other applicable codes, laws, and ordinances, or, to Seller's knowledge, any other matters, which may result in an obligation or liability of Purchaser after Closing or, to Seller's knowledge, which have created or might in the future create a lien against the Real Estate, that have not been corrected or disclosed in writing to Purchaser, nor are there any threats thereof which are known to Seller.

D. There is no litigation or proceeding pending or, to Seller's knowledge, threatened against or relating to the Real Estate that has not been disclosed to Purchaser in writing.

E. There are no special assessments affecting the Real Estate in effect or, to Seller's knowledge, contemplated.

F. No person or entity other than Seller is entitled to use, possession, or occupancy of the Real Estate and, other than this Contract, no leases, options, listing agreements, or other agreements granting or giving a right, or which may cause Seller to become obligated to grant or give a right, to use, occupy, be possessed of, or manage the Real Estate, or any part or parts thereof, are executed or under negotiation.

G. Environmental Matters. To Seller's knowledge, the Real Estate has not been used as a site for the use, generation, manufacture, storage, disposal, or transportation of any Hazardous Materials.

The term "Hazardous Materials" shall mean any substance, material, waste, gas or particulate matter which is regulated by any local governmental authority, the State of Illinois, or the United States Government, including, but not limited to, any material or substance which is (a) defined as a "hazardous waste", "hazardous material", "hazardous substance", "extremely hazardous waste", or "restricted hazardous waste" under any provision of Illinois law, (b) petroleum, (c) asbestos, (d) polychlorinated biphenyl, (e) radioactive material, (f) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 U.S.C. Sec.1251 et seq., (g) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et seq., or (h) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. 9601 et seq. The term "Environmental Laws" shall mean all statutes specifically described in the foregoing sentence and all federal, state and local environmental health and safety statutes, ordinances, codes, rules, regulations, orders and decrees regulating, relating to or imposing liability or standards concerning or in connection with Hazardous Materials.

1. Seller represents and warrants that to the best of Seller's knowledge: (a) neither the Real Estate nor any part thereof is in breach of any Environmental Laws, and (b) the Real Estate is free of any Hazardous Materials that would trigger response or remedial action under any Environmental Laws or any existing common law theory based on nuisance or strict liability. If the foregoing representation is in any manner inaccurate or any such warranty is in any manner breached (collectively, a "Breach"), and if such

Breach gives rise to or results in liability (including, but not limited to, a response action, remedial action or removal action) under any Environmental Laws or any existing common law theory based on nuisance or strict liability, or causes a significant effect on public health, Seller shall promptly take any and all remedial and removal action as required by law to clean up the Real Estate, mitigate exposure to liability arising from, and keep the Real Estate free of any lien imposed pursuant to, any Environmental Laws as a result of such Breach.

2. Seller has received no notice that the Real Estate or any part thereof is, and, to the best of its knowledge and belief, no part of the Real Estate is located within an area that has been designated by the Federal Emergency Management Agency, the Army Corps of Engineers or any other governmental body as being subject to special hazards.

H. To Seller's knowledge, the Land is not in a wetland or flood plain or otherwise subject to regulation by any federal, State, municipal, or governmental body or agency or subject to any act or regulation affecting flood plains or flood prone property.

I. The execution, delivery, and performance of this Contract and the documents ancillary thereto by Seller have been authorized by all necessary corporate action required on the part of Seller. The individual executing this Contract on behalf of Seller has the authorization and direction of Seller to so execute and deliver this Contract and bind Seller to the provisions thereof and covenants and agreements contained herein.

J. Each representation and warranty made by Seller herein is true and complete in all material respects. With respect to each representation and warranty made by Seller herein, Seller has disclosed all information and has not failed to disclose any information necessary to make such representation or warranty, in light of the relevant facts and circumstances, not misleading.

13. **Purchaser's Representations and Warranties**.

Purchaser represents and warrants to Seller as of the Date of Acceptance:

A. (i) Purchaser is an Illinois municipal corporation, duly organized, validly existing and in good standing under the laws of the State of Illinois, (ii) Purchaser has all power and authority necessary for it to execute and deliver this Contract and perform its obligations hereunder, and (iii) the execution, delivery and performance of this Contract by Purchaser does not conflict with or constitute a breach of any contract, agreement or other instrument by which Purchaser is bound;

B. (i) the execution and delivery of this Contract by Purchaser and Purchaser's performance of its obligations under this Contract does not conflict with or result in a breach of any order, judgment, writ, injunction or decree of any court, arbiter or governmental instrumentality in any action to which Purchaser is a party as of the Date of Acceptance, (ii) the

individual executing this Contract on behalf of Purchaser has the authorization and direction of Purchaser to so execute and deliver this Contract and bind Purchaser to the provisions thereof and covenants and agreements contained herein, and (iii) this Contract and any documents executed by Purchaser pursuant to this Purchaser are binding and enforceable against Purchaser;

C. Purchaser is not a party to any pending lawsuits or governmental proceedings that could have a material adverse effect on Purchaser's ability to perform its obligations under this Contract;

D. Purchaser has not (i) filed any voluntary petition in bankruptcy or sought to reorganize its affairs under the Bankruptcy Code of the United States or any other federal, state or local law related to bankruptcy, insolvency or relief for debtors, (ii) been adjudicated as bankrupt or insolvent, or (iii) had an involuntary petition filed against it under the Bankruptcy Code of the United States or any other federal, state or local law related to bankruptcy, insolvency or relief for debtors;

E. Purchaser's source of funds for the acquisition of the Real Estate will not involve any amounts that violate or would be subject to seizure under 18 U.S.C. §§1956-1957 (Laundering of Money Instruments), 18 U.S.C. §§ 981-986 (Federal Asset Forfeiture), 21 U.S.C. § 881 (Drug Property Seizure), Executive Order 13224, or the USA Patriot Act; and

Each representation and warranty made by Purchaser herein is true and complete in all material respects. With respect to each representation and warranty made by Purchaser herein, Purchaser has disclosed all information and has not failed to disclose any information necessary to make such representation or warranty, in light of the relevant facts and circumstances, not misleading. Purchaser shall give Seller prompt notice of the occurrence of any event or the receipt by Purchaser of any notice or knowledge before the Closing Date of the effect of which would be to make a representation or warranty of Purchaser herein untrue or misleading if made on or immediately following the occurrence of such event or the receipt of such notice or knowledge.

14. [Intentionally Omitted]

15. **Seller's Covenants**.

A. Seller shall give Purchaser prompt notice of the occurrence of any event or the receipt by Seller of any notice or knowledge before the Closing Date of the effect of which would be to make a representation or warranty of Seller herein untrue or misleading if made on or immediately following the occurrence of such event or the receipt of such notice or knowledge.

B. Seller shall, after the Date of Acceptance, continue the ownership and operation of the Real Estate in its normal course and shall not incur any obligation or do any unusual act with respect to the ownership, management, operation, and maintenance of the Real Estate without prior notice to and consent of Purchaser and to undertake and carry out the transactions contemplated by this Contract.

C. Seller shall promptly notify Purchaser in writing of the occurrence of any enforcement, cleanup, removal, or other governmental or regulatory action instituted on or before the Closing Date pursuant to any statute, law, ordinance, regulation, or order of court governing or with respect to Hazardous Materials and of any claim made or threatened by any third party against Seller or the Real Estate relating to damage, contribution, cost recovery compensation, loss, or injury resulting from any Hazardous Materials.

D. Seller will not enter into any leases with respect to the Real Estate from and after the date Seller signs this Contract without the express prior written consent of the Purchaser.

16. **Casualty; Condemnation**.

A. A fire or other casualty which damages or destroys the Building or other Improvements or which otherwise damages or adversely affects the Real Estate shall not terminate this Contract unless Purchaser so elects as herein provided. Seller shall promptly notify Purchaser in writing of the nature of the casualty, the amount of insurance coverage, and the anticipated loss adjustment. Seller shall further promptly notify Purchaser in writing of the amount of the award which the insurer will pay in respect of such loss. If Purchaser so elects, the Closing shall be postponed pending Seller's receipt of such information so that Purchaser may preserve the right of termination herein provided. In the event of such casualty, the insurance proceeds in respect of such loss shall be applied in payment of part or all of the Purchase Price. Purchaser may elect to terminate this Contract by giving written notice thereof to Seller at any time after such casualty and prior to 7 days after receipt of Seller's written notice stating the amount of the award which the insurer will pay in respect of such loss. Purchaser's failure to give such written notice within such time shall be deemed a waiver of Purchaser's election to terminate this Contract.

B. If Seller is notified by any governmental agency or authority that the Real Estate, or any part or parts thereof, will be condemned or otherwise taken under power of eminent domain, or if Seller learns that a condemnation or taking is contemplated by any governmental agency or authority, then Seller shall promptly give Purchaser written notice thereof including, with or in such written notice, a copy of the notice received by Seller or a description of the information learned by Seller. Within 5 days after Seller gives such notice to Purchaser, Purchaser shall, by written notice to Seller, elect either to rescind this Contract or to perform notwithstanding such condemnation or taking. If Purchaser elects to perform notwithstanding such condemnation or taking, then Purchaser shall be entitled to all proceeds paid by the applicable governmental agencies or authorities in respect thereof. Purchaser's failure to give such written notice of election within such time shall be deemed a waiver of Purchaser’s right to rescind this Contract.

17. **Rights Upon Default**.

A. No party shall be in default hereunder unless the party has been given written notice of the claimed violation; provided however, no such notice shall be required to be given to a party who has sought relief under the United States Bankruptcy Code, as amended, and from

time to time in effect (the "Code"). Upon being given such notice, the party claimed to be in violation shall be in default hereunder unless, within 10 days from the date of having been given such notice (or within such longer or shorter time as is elsewhere herein specified with respect to such violation), such party either establishes that there is no violation or commences correction of the conditions or circumstances giving rise to such violation and diligently pursues such correction thereafter.

B. If Purchaser shall be in default hereunder in accordance with Section 17A, then Seller may terminate this Contract, in which event the Earnest Money shall be paid to Seller as liquidated damages and applied by Seller as full satisfaction for all reasonable attorneys' fees, title costs, advertising costs, Seller's lost time, effort and profits, and all other expenses incurred by Seller or on Seller's behalf, and this Contract shall thereupon terminate.

C. If Seller shall be in material default hereunder in accordance with Section 17A, and the default occurs before Closing, then Purchaser may either:

1. terminate this Contract and receive a return of any Earnest Money, in which event Seller shall have no further obligations or liabilities under this Contract, or

2. enforce this Contract by specific performance.

In the event Purchaser desires to bring an action for specific performance of this Contract, Purchaser must commence such action within 60 days after the date the Closing was scheduled to occur. Purchaser’s failure to commence an action for specific performance within the period required shall constitute an irrevocable waiver of its right to bring the same.

If Seller shall be in material default, and the default occurs after the Closing, then Purchaser may recover its reasonable, direct and verifiable damages; provided, however, that (i) in no event shall the Seller be liable for consequential damages, special damages, incidental damages, indirect damages, exemplary damages or punitive damages whatsoever (including, but not limited to, loss of profits or revenue, business interruption or loss of production, additional production costs, costs of capital, downtime costs, or other losses resulting from the failure of materials or services or noncompliance with any law, acts, codes or ordinances), however caused and by whomsoever alleged or incurred, and (ii) notwithstanding anything contained in this Contract or otherwise, Seller’s total liability, whether arising from or based upon breach of warranty, breach of contract, tort, including the Seller’s negligence, strict liability, indemnity, or any other cause or basis whatsoever, is expressly limited to the purchase price paid for the Real Estate.

D. Tender of the deed or other document or documents of conveyance, or Purchase Price, as provided herein, shall be excused when there has been a material default by the other party.

E. In the event that Seller shall file a petition seeking relief under the Code and shall thereafter, as debtor-in-possession or by action of a trustee appointed in the debtor's case, elect to assume this Contract, no such election shall be effective unless: (i) Purchaser has elected in writing to continue this Contract; (ii) all defaults of Seller under this Contract have been cured and Seller shall have promptly demonstrated to Purchaser, to Purchaser's reasonable satisfaction, Seller's ability to so effect such cure of all defaults; and (iii) Seller shall have delivered to Purchaser within 10 Business Days of Seller's election to assume this Contract, evidence acceptable to Purchaser in Purchaser's reasonable discretion, that Seller shall be able to comply with all of its obligations under this Contract.

F. In the event that Purchaser shall file a petition seeking relief under the Code and shall thereafter, as debtor-in-possession or by action of a trustee appointed in the debtor's case, elect to assume this Contract, no such election shall be effective unless: (i) Seller has elected in writing to continue this Contract; (ii) all defaults of Purchaser under this Contract have been cured and Purchaser shall have promptly demonstrated to Seller, to Seller's reasonable satisfaction, Purchaser's ability to so effect such cure of all defaults; and (iii) Purchaser shall have delivered to Seller within 10 Business Days of Purchaser's election to assume this Contract, evidence acceptable to Seller in Seller's reasonable discretion, that Purchaser shall be able to comply with all of its obligations under this Contract.

18. **Post-Closing Cooperation**. The parties hereto agree that, after the Closing, they will at all times use their best efforts to cooperate with each other to effectuate the spirit and intent of this Contract including, without limiting the generality of the foregoing, the execution by Seller of documents reasonably requested by Purchaser to cause or complete the conveyance to Purchaser of title or the assignment of the exclusive right to use and occupy the Real Estate and other property to be conveyed to Purchaser hereunder.

19**.** **Notices**. Any notice, or any other communication required to be given hereunder, shall be in writing and shall be delivered to the other party either personally, or by overnight courier, or by messenger service or by e-mail. A party's address for notice shall be as set forth in this Paragraph unless such party gives notice of a change of address as provided herein. Notices to Seller shall be addressed to:

Imperial Investments, LLC
c/o Barbara Wroble, CFO
202 Boombah Blvd.
Yorkville, IL 60560
Phone 630-385-7751
Fax 630-518-4173

with a copy given to Seller's attorney:

Julie Schlichting
202 Boombah Blvd.
Yorkville, IL 60560

Phone 630-988-2030
Julie.schlichting@boombah.com

Notices to Purchaser shall be addressed to:

United City of Yorkville
c/o Bart Olson, City Administrator
800 Game Farm Rd.
Yorkville, IL 60560
Phone 630-553-8537
bolson@yorkville.il.us

with a copy given to Purchaser's attorneys:

Kathleen Field Orr
Kathleen Field Orr and Associates
53 West Jackson Blvd., Ste 964
Chicago, Illinois 60604
Phone 312.362.0000
Fax 312.362.0440
kfo@kfoassoc.com

Notices to Escrow Agent shall be addressed to:

A notice to a party shall be deemed given to the party when received by the party and the party's attorney.

20. **Time for Performance; Counterparts; Entire Agreement; Partial Invalidity; Interpretation; Amendments; Time of the Essence; Binding on Successors and Assigns; Survival**.

A. If under the terms hereof the performance of any act will or is required to occur on a Saturday, Sunday, or a holiday recognized in Illinois as a day on which banking institutions are generally not open for business, then the performance of such act shall be made on the next day which is not a Saturday, Sunday, or holiday recognized in Illinois as a day on which banking institutions are generally not open for business.

B. This Contract may be executed in counterparts, and each counterpart shall, for all purposes for which an original of this Contract must be produced or exhibited, be the Contract, but all such counterparts shall constitute one and the same agreement.

C. This Contract contains the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes all prior understandings, discussions, negotiations and representations, if any, with respect thereto.

D. The invalidity or unenforceability of any provision hereof shall not affect, modify, or impair the validity and enforceability of all other provisions hereof.

E. The use of paragraph headings and of singular or plural, masculine, feminine or neuter nouns and pronouns is for convenience only and shall not affect the construction to be given any of the provisions hereof. This Contract shall be governed by and construed in accordance with the laws of the State of Illinois.

F. This Contract may not be modified, terminated, or amended nor any of its provisions waived except by a written instrument signed by the parties.

G. Time is of the essence of this Contract.

H. This Contract shall be binding upon and inure to the benefit of the heirs, representatives, successors, and assigns of the parties hereto.

I. This Contract and the representations, warranties, and covenants contained herein shall survive the Closing and shall not be deemed merged into any document of conveyance.

J. The parties agree that all information obtained by either party regarding the other shall be deemed confidential and proprietary and shall not be disclosed without the approval of the entity to which such information relates.

K. For purposes of this Contract, each of the following terms, when used with an initial capital letter, shall have the meaning ascribed to it as follows:

> "Affiliate" means any person or entity that owns or controls, is owned or controlled by, or is under common ownership or control with the party in question. As used in the preceding sentence, the term "control" (and its derivatives) shall mean the possession, directly or indirectly, of the power to direct the management and policies of an entity, whether through voting rights, by contract or otherwise. For the purposes of this Purchaser, any separate account or client for which Purchaser is sponsor, managing agent, asset manager or fund manager shall be deemed an "Affiliate" of Purchaser.
>
> "Business Days" means Monday through Friday, excluding federal holidays on which national banking associations in Greensboro, North Carolina are authorized to be closed.
>
> "Closing" means the closing and consummation of the purchase and sale of the Real Estate pursuant to this Purchaser.
>
> "Current Tax Period" means the tax year in which the Closing occurs.
>
> "Legal Requirements" means all applicable governmental laws, statutes, codes, ordinances, rules, regulations, orders, judgments and decrees.

"Property Taxes" means the real property taxes, personal property taxes and assessments (general and special, public and private) levied against the Real Property and the Personal Property.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Contract at Yorkville, Illinois on or as of the date first above written.

SELLER:

Imperial Investments, LLC

By: _____

PURCHASER:

United City of Yorkville

By: _____
Its Mayor

ESCROW RECEIPT

1. Seller acknowledges receipt of this Contract on the _____ day of _____, 2017.

2. Seller acknowledges receipt of Earnest Money in the amount of $10,000 in the form of _____ on the _____ day of _____, 2017.

SELLER:

Date: _____ By: _____
Its _____

EXHIBIT A

Property Address: 102 E. Van Emmon Street, Yorkville, Illinois

Property Identification Numbers:

Legal Description:

EXHIBIT B
Due Diligence Materials

1. Copies of the last 3 years real estate tax bills and all documents relating to the assessment of the Real Estate and any contest thereof within the past 3 years.

2. A copy of any existing title insurance policies with copies of the documents affecting the Real Estate in Seller's possession, if available.

3. A copy of any existing "as built" surveys, if available.

4. Copies of all Use Permits, Building Permits, Certificates of Occupancy, ADA Compliance Plan and any other similar kinds of governmental approval and permits, if available.

5. Copies of all casualty, liability and other insurance policies, copies of any claims filed against such insurance companies, and companies of all insurance loss control reports; and copies of fire department inspection reports, if available.

6. Copies of all contracts relating to the Real Estate and in effect on the Date of Acceptance, including, but not limited to, management agreements, leasing commission agreements (especially relative to any unpaid current or future commissions), and service contracts, if available.

7. Copies of all existing environmental reports, notices and studies relating to environmental, soil, geological and ground water conditions or the presence of any toxic or hazardous substances, including asbestos, if available.

8. Flood hazard certification, if available.

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: March 20, 2017
Subject: FNBO Loan Commitment Letter for 102 E Van Emmon St

The attached loan commitment letter from the First National Bank of Omaha (FNBO) states that the bank has agreed to loan the City $800,000 in order to facilitate the purchase of real estate at 102 East Van Emmon Street (i.e. former Old Second Bank building site). The proposed loan would be at a fixed rate of 3% for a period of (4) four years, with principal and interest payments due annually on April 1st. Please see below for the loan payment schedule:

Date	Principal	Interest	Annual PMT	Balance
				$800,000
4/1/2018	191,222	24,000	215,222	608,778
4/1/2019	196,958	18,263	215,222	411,820
4/1/2020	202,867	12,355	215,222	208,953
4/1/2021	208,953	6,269	215,222	-
Totals	**$800,000**	**$60,887**	**$860,887**	

The total purchase price of the building is projected to be $1.17 million, with $370,000 paid upfront ($10,000 due at the contract signing and $360,000 due at closing). The City did receive an offer from Imperial Investments to finance the remaining $800,000 at a fixed rate of 3.5%; however, staff recommends that the City accept the FNBO loan offering, as it will save the City over $9,100 in interest costs over the next four years.

This loan commitment letter, along with the purchase contract will be presented for First Reading at the March 28th City Council meeting, and then again for final approval at the April 11th City Council meeting. Please note that the current commitment letter from FNBO has not been signed by Stan Free, Senior Manager Commercial Banking, due to the fact he is out of the office this week; however, the bank has assured staff that he will sign the letter upon his return. A final draft of the loan commitment letter, which will include Mr. Free's signature (the remainder of the letter should remain unchanged, with the possible exception of the loan commitment letter and closing dates depending on how things continue to progress with the purchase), will be included in the April 11th meeting packet.

First National Bank

109 W Veterans Pkwy
Yorkville, IL 60560
www.fnbil.com

LOAN COMMITMENT

February 27, 2017

The United City Of Yorkville
800 Game Farm Road
Yorkville, IL 60560

Dear Rob,

First National Bank is pleased to inform you that we have approved The United City of Yorkville's loan request for the purchase of real estate at 102 E Van Emmon Street, Yorkville IL 60560. This commitment is subject to the following terms and conditions.

Borrower(s):	The United City of Yorkville
Loan Amount:	$800,000
Use of Proceeds:	Purchase property at 102 E Van Emmon Street, Yorkville IL 60560
Interest Rate(s):	Tax Exempt of 3.00% fixed for 48 months.
Term of Loan:	Fully amortized over 48 months with annual principal/interest payments due starting April 1, 2018
Collateral:	Unsecured
Fees/Charges:	First National Bank will charge an origination fee of $500 on the term loan. We will seek reimbursement of any third party fees charged to the bank that are associated with proper perfecting and documenting of the loan.
Other Conditions:	Letter from The United City of Yorkville's Attorney stating that the loan qualifies for tax-exempt status.
Expiration Date:	We will require that the loan close no later than May 12th, 2017
Documentation:	Lender will require that all documentation associated with this financing be in form and substance acceptable to the Bank. We will require outside counsel to review the paperwork prior to closing.

The foregoing loan conditions need to be met before or at closing or the Bank may withdraw its commitment without liability for so doing.

First National Bank will consider this commitment withdrawn if the loan commitment is not signed by April 12th 2017. This commitment is issued in reliance upon the representations of fact submitted by you to First National Bank. In the event of either: (1) discovery by First National Bank hereafter of any fact which, if known at the date hereof would have prompted the withholding of this commitment; (2) discovery by First National Bank of any misrepresentation of any fact contained in your loan application and/or any other written documentation you have submitted to First National Bank in support of your loan application; or (3) the occurrence hereafter of any change of material fact or circumstance upon which this commitment is based, First National Bank may withdraw and terminate this commitment, all without any liability for so doing, and in such event, this commitment shall thereupon be of no further force and effect whatsoever.

The City is not legally bound by this commitment until all terms of the loan/documents have been negotiated and agreed to. In addition the City is not bound until the purchase of the real estate has been completed.

Please acknowledge your acceptance of these terms and conditions by signing and returning one copy of this letter to First National Bank at 109 West Veterans Parkway, Yorkville IL 60560.

Rob, thank you for providing First National Bank with the opportunity to assist The United City of Yorkville with its financing needs. If you should have any questions or concerns regarding this commitment, please do not hesitate to contact me at 630-553-6070.

Regards,

Jason R. Hanson
Commercial Banker
First National Bank
109 West Veterans Parkway
Yorkville IL 60560
630-553-6070

Stan Free
Senior Manager Commercial Banking
First National Bank
109 West Veterans Parkway
Yorkville IL 60560
815-234-0542

The undersigned hereby accepts this commitment and agrees to the terms and conditions contained herein:

_____ Date: _____

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: March 22, 2017
Subject: FY 2017 Budget Amendment – Property Acquisition

Summary

Amend the FY 2017 Downtown TIF budget to appropriate funds in the amount of $370,000 for the purposes of acquiring real estate at 102 East Van Emmon Street (i.e. former Old Second Bank building site).

Background

Upon passage of the proposed purchase contract with Imperial Investments, the City would be obligated to make a down payment of $370,000 in order to acquire the 102 E Van Emmon property. The first down payment would occur upon Council acceptance of the purchase contract, which is currently scheduled for April 11th, in the amount of $10,000. The second down payment would occur at closing, which is expected to happen prior to the end of the current fiscal year, in the amount of $360,000. If closing should occur after April 30th, this amount would be carried forward into the next fiscal year and Council would be asked to amend the FY 2018 Downtown TIF Fund budget at a later date. This proposed budget amendment would increase the Property Acquisition line item in the Downtown TIF Fund from $0 to $370,000, as highlighted on page 3 of Schedule A (attached).

Recommendation

Please note that this budget amendment is informational only, and is contingent upon Council's acceptance of the purchase contract with Imperial Investments. Should Council move to formally accept the purchase contract (currently scheduled for the April 11th meeting), staff recommends approval of the budget amendment in order to appropriate the funds necessary to acquire real estate at 102 E Van Emmon Street.

Ordinance No. 2017-____

AN ORDINANCE AUTHORIZING THE SEVENTH AMENDMENT TO THE ANNUAL BUDGET OF THE UNITED CITY OF YORKVILLE, FOR THE FISCAL YEAR COMMENCING ON MAY 1, 2016 AND ENDING ON APRIL 30, 2017

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, pursuant to 65 ILCS 5/8-2-9.4, the City adopted Ordinance No. 2016-30 on April 12, 2016 adopting an annual budget for the fiscal year commencing on May 1, 2016 and ending on April 30, 2017; and,

WHEREAS, pursuant to 65 ILCS 5/8-2-9.6, by a vote of two-thirds of the members of the corporate authorities then holding office, the annual budget of the United City of Yorkville may be revised by deleting, adding to, changing or creating sub-classes within object classes and object classes themselves. No revision of the budget shall be made increasing the budget in the event funds are not available to effectuate the purpose of the revision; and,

WHEREAS, funds are available to effectuate the purpose of this revision.

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

Section 1: That the amounts shown in Schedule A, attached hereto and made a part hereof by reference, increasing and/or decreasing certain object classes and decreasing certain fund balances in the Downtown TIF Fund with respect to the United City of Yorkville's 2016-2017 Budget are hereby approved.

Section 2: This ordinance shall be in full force and effect from and after its passage and approval according to law.

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

_____
CITY CLERK

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	_____	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	DIANE TEELING	_____

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

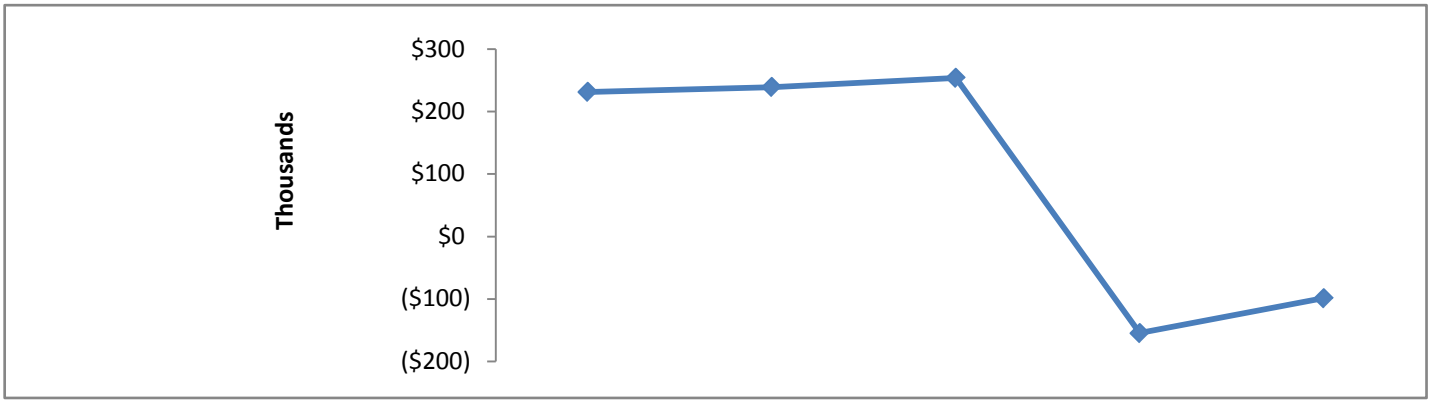
_____
MAYOR

Schedule A

DOWNTOWN TIF FUND (88)

The Downtown TIF was created in 2006, in order to finance a mixed use development in the downtown area.

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Amended Budget
Revenue					
Taxes	62,269	60,027	68,868	70,000	70,000
Investment Earnings	53	1	3	50	50
Miscellaneous	184	187	236	-	-
Other Financing Sources	8,500	-	-	-	-
Total Revenue	**71,006**	**60,215**	**69,107**	**70,050**	**70,050**
Expenditures					
Contractual Services	26,843	20,045	17,830	35,360	35,360
Capital Outlay	29,568	19,106	36,668	17,420	387,420
Other Financing Uses	-	13,500	-	-	-
Total Expenditures	**56,411**	**52,651**	**54,498**	**52,780**	**422,780**
Surplus (Deficit)	14,595	7,564	14,609	17,270	(352,730)
Ending Fund Balance	**231,259**	**239,096**	**253,703**	**(154,775)**	**(99,027)**
	410.0%	*454.1%*	*465.5%*	*-293.2%*	*-23.4%*



United City of Yorkville

Downtown TIF Fund

88

DOWNTOWN TIF FUND REVENUE

Account	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Amended
Taxes						
88-000-40-00-4000	PROPERTY TAXES	52,811	60,027	68,868	70,000	70,000
88-000-40-00-4070	BUSINESS DISTRICT TAX *Moved to General Fund*	9,458	-	-	-	-
	Total: Taxes	**$62,269**	**$60,027**	**$68,868**	**$70,000**	**$70,000**
Investment Earnings						
88-000-45-00-4500	INVESTMENT EARNINGS	53	1	3	50	50
	Total: Investment Earnings	**$53**	**$1**	**$3**	**$50**	**$50**
Miscellaneous						
88-000-48-00-4850	MISCELLANEOUS INCOME	184	187	236	-	-
	Total: Miscellaneous	**$184**	**$187**	**$236**	**$0**	**$0**
Other Financing Sources						
88-000-49-00-4910	SALE OF CAPITAL ASSETS	8,500	-	-	-	-
	Total: Other Financing Sources	**$8,500**	**$0**	**$0**	**$0**	**$0**
	Total: DOWNTOWN TIF REVENUE	**$71,006**	**$60,215**	**$69,107**	**$70,050**	**$70,050**

Downtown TIF Fund

880

DOWNTOWN TIF FUND EXPENDITURES

Account	Description	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Amended
Contractual Services						
88-880-54-00-5425	TIF INCENTIVE PAYOUT	12,315	16,196	15,223	20,000	20,000
88-880-54-00-5462	PROFESSIONAL SERVICES	258	276	2,051	360	360
88-880-54-00-5466	LEGAL SERVICES	4,812	3,573	556	15,000	15,000
88-880-54-00-5493	BUSINESS DISTRICT REBATE	9,458	-	-	-	-
Total:	**Contractual Services**	**$26,843**	**$20,045**	**$17,830**	**$35,360**	**$35,360**
Capital Outlay						
88-880-60-00-6000	PROJECT COSTS	9,568	11,686	29,248	10,000	10,000
88-880-60-00-6011	PROPERTY ACQUISITION	-	-	-	-	370,000
88-880-60-00-6048	DOWNTOWN STREETSCAPE IMPROVEMENT	-	-	-	-	-
88-880-60-00-6079	ROUTE 47 EXPANSION	20,000	7,420	7,420	7,420	7,420
Total:	**Capital Outlay**	**$29,568**	**$19,106**	**$36,668**	**$17,420**	**$387,420**
Other Financing Uses						
88-880-99-00-9923	TRANSFER TO CITY-WIDE CAPITAL	-	13,500	-	-	-
Total:	**Other Financing Uses**	**$0**	**$13,500**	**$0**	**$0**	**$0**
	Total: DOWNTOWN TIF EXPENDITURES	**$56,411**	**$52,651**	**$54,498**	**$52,780**	**$422,780**

Reviewed By:	
Legal	■
Finance	☐
Engineer	☐
City Administrator	■
Human Resources	☐
Community Development	■
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Economic Development #1

Tracking Number

EDC 2017-20

Agenda Item Summary Memo

Title: Vacant Building Registration Program

Meeting and Date: City Council/April 11, 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: Vote

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

Agenda Item Notes:

Per the discussion at the April 5, 2017 EDC meeting, staff has revised the text of the attached draft Ordinance in Section 4-7-5E regarding the appeal of a vacant building determination to now read: "E. If the City Administrator, or his or her designee, fails to grant or deny an appeal within the time periods set forth in this section, the appeal shall be deemed granted."

Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: March 22, 2017
Subject: **Vacant Property Registration Program**

Summary

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

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

Revised Request

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

Criteria for Establishing Vacancy

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

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

10. Abandonment by owner.

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

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

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

Determination of Vacancy

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

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

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

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

Obligations to Register Vacant Buildings

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

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

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

Enforcement and Penalties

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

Potential Additional Tracking Tool

Per the EDC at last month's meeting, there was discussion regarding the staff proposed use of a third party business, proChamps, to assist with tracking and registration of vacant properties in Yorkville. Out of that discussion was a request by the EDC to research additional businesses that track and register vacant/foreclosed buildings for municipalities. In conducting that supplemental research, staff found the following two (2) additional companies: Safeguard Properties[1] and Cyprexx[2]. Both

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

[2] https://www.cyprexx.com/services/vacantproperty.aspx

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

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

Staff Recommendation

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

Draft ~~3/20/17~~4/5/2017
Ordinance No. _____

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

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

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

Field Code Changed

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:

Field Code Changed

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

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

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

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

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

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

A. An owner of a building determined by the director to be a vacant building as provided for in this chapter may appeal that determination to the City Administrator. Such appeal shall be in writing and shall be filed with the City Administrator within fifteen (15) days of the date of mailing of the notice of determination. The filing of an appeal stays the owner's obligation to register his or her building as required by section 4-7-6 of this chapter. The appeal shall contain a complete statement of the reasons the owner disputes the director's determination, shall set forth specific facts in support thereof, and shall include all evidence the owner relies upon to support the appeal. The City Administrator or his 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 his or her designee, shall send a written decision to the owner within ten (10) days of his or her receipt of the appeal. The City Administrator may, but is not required to, seek additional information from the owner. The City Administrator, or his or her designee, may, upon written notice thereof to the owner, take ten (10) additional days, to decide the appeal if he or 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 his 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~~granted.

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 one~~two~~ hundred fifty dollar ($15~~20~~0.00) annual nonprorated vacant building registration fee. ~~This annual registration fee shall be in addition to the fifty dollar ($50.00) inspection fee set forth in subsection 4-7-4D of this chapter.~~

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

b. The form shall require the owner to:

(1) Indicate his or her "acceptance of notice by posting" consenting to service of notices sent or required to be sent, pursuant to this chapter, by posting on the building if the owner fails to renew the registration if required, or maintain as

current with the director the information required regarding the person designated and authorized to accept notice and service of process;

(2) Renew the vacant building registration each year on the anniversary date of the first filing for the time the building remains vacant and pay the required ~~two~~ one hundred and fifty dollar ($~~200~~150.00) annual fee; and

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

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

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

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

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

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

clear glass opening through which the interior space is clearly visible shall be maintained at standing eye level along one edge of one such window.

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

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

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

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

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

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

~~**4-7-7: APPROVAL OF PLAN:**~~

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

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

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

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

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

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

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

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

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

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

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

4-7-~~10~~7: 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~~8: 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~~9: 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~~10: ENFORCEMENT AND PENALTIES:

A. Any person found to have violated any provision of this chapter shall be subject to a minimum fine of one hundred dollars ($100.00) per day per violation to a maximum of seven hundred fifty dollars ($750.00) per day per violation, in addition to any other legal or equitable remedies available to the City. Such other remedies include, but are not limited to, injunctive relief, application to a court of competent jurisdiction for a receiver, demolition, or condemnation, contracting for the repair or purchase of the premises, or foreclosure of any lien the City may have thereon.

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

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

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

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2017~~5~~.

_____
CITY CLERK

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

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

_____
MAYOR

Draft 4/5/2017
Ordinance No. _____

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

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

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

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

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

"CHAPTER 7
VACANT BUILDINGS

4-7-1: DECLARATION OF POLICY:

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

A. Establishes a program for identification, registration, and regulation of buildings which are or become "vacant" as defined herein; and

B. Determines the responsibilities of owners of vacant buildings; and

C. Provides for administration, enforcement, abatement of public nuisances, and the imposition of penalties.

This chapter shall be liberally construed to effect its purposes.

4-7-2: OTHER ORDINANCES:

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

4-7-3: DEFINITIONS:

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

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

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

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

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

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

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

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

EVIDENCE OF VACANCY: Any condition that on its own or combined with other conditions present would lead a reasonable person to believe that the property is vacant. Such conditions include, but are not limited to, the following:
A. Substantially all lawful residential or business activity has ceased.
B. The percentage of the overall square footage of occupied to unoccupied space or the overall number of occupied and unoccupied units.
C. The building is substantially devoid of contents.
D. The condition and value of fixtures or personal property in the building.

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

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

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

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

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

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

presence of human beings who have a legal right to be on the premises, including buildings ordered vacated by the director pursuant to authority granted to the director by this code.
In determining whether a building is "unoccupied", the director may consider these factors, among others:
A. A building at which substantially all lawful residential or business activity has ceased.
B. The percentage of the overall square footage of occupied to unoccupied space or the overall number of occupied and unoccupied units.
C. The building is substantially devoid of contents. The condition and value of fixtures or personal property in the building are relevant to this determination.
D. The building lacks utility services, i.e., water, sewer, electric or natural gas.
E. The building is the subject of a foreclosure action.
F. The building is not actively for sale as part of a contractual agreement to sell the building, and lacks "For Sale", "For Rent" or similar signage.
G. The presence or recurrence of uncorrected code violations.

VACANT BUILDING: A building or portion of a building which is:
A. Unoccupied and unsecured; or
B. Unoccupied and secured by boarding or other similar means for more than thirty (30) days; or
C. Unoccupied and a dangerous structure; or
D. Unoccupied as a result of having been declared unsafe for occupancy by the director pursuant to applicable law; or
E. Unoccupied and having multiple violations of this code, as amended; or
F. Unoccupied and the building or its premises have been the site of unlawful activity within the previous six (6) months; or
G. Condemned or declared unsafe for occupancy by the director and unlawfully occupied; or
H. Unoccupied for over forty (40) days and during which time the director has issued an order to correct public nuisance conditions and the same have not been corrected in a code compliant manner; or
I. Unoccupied and the subject of either pending mortgage foreclosure proceedings or mortgage foreclosure proceedings that have been completed within the past two (2) years and the building has not since been reoccupied; or
J. Unoccupied for over one year; or
K. Abandoned by persons who surrender their claim, right or interest in the property; or
L. Unoccupied residential property found by a court of competent jurisdiction to be "abandoned residential property" as defined in sections 15-1200.5 and 15-1200.7 of the code of civil procedure.
But not including an:
Unoccupied building: a) which is undergoing construction, renovation, or rehabilitation and which is in compliance with all applicable ordinances, codes, legislation, and regulations, and for which a building permit has issued, and for which construction, renovation or rehabilitation is proceeding diligently to completion; or b) which is unoccupied as a result of the owner who is a member of the military and is deployed for military service and is otherwise secure; or c) which is secure but is the subject of a probate action, action to quiet title or other ownership dispute; or d) which is occupied only on a seasonal basis and is otherwise secure and in substantial compliance with all applicable codes, regulations and laws.

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

4-7-4: VACANT BUILDING DETERMINATION:

A. The director may evaluate buildings in the City that he or she believes to be unoccupied by means of any lawful exterior inspection and based on evidence of vacancy factors and make a determination as to whether the building is a "vacant building" within the meaning of section 4-7-3 of this chapter.. 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. 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 his 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 his or her designee, shall send a written decision to the owner within ten (10) days of his or her receipt of the appeal. The City Administrator may, but is not required to, seek additional information from the owner. The City Administrator, or his or her designee, may, upon written notice thereof to the owner, take ten (10) additional days, to decide the appeal if he or 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 his or her designee, fails to grant or deny an appeal within the time periods set forth in this section, the appeal shall be deemed granted.

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 one hundred fifty dollar ($150.00) annual nonprorated vacant building registration fee.

    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 one hundred and fifty dollar ($150.00) annual fee; and

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

c. 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.

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. 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:

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.

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

a. For vacant commercial property, all ground floor windows facing street frontage, including, but not limited to, all display windows in unoccupied or vacant commercial buildings shall be kept in a well maintained and clean condition and shall be covered on the interior side in a professionally finished manner with an opaque window covering material manufactured for that purpose and approved by the director, or in the case of display windows, such windows shall be kept in a well maintained and clean condition

and the display area shall be enclosed with a professionally finished backdrop, floor, side walls and ceiling all of which shall be kept in a well maintained and clean condition and shall be well lighted from ten o'clock (10:00) A.M. to ten o'clock (10:00) P.M. each day unless waived by the director in the event electricity has been shut off to the commercial building. Photographs, paintings and other works of art or other tasteful forms of decoration may be professionally displayed in these properly enclosed clear glass display windows. If opaque window covering material is used, a one foot by one foot (1' x 1') clear glass opening through which the interior space is clearly visible shall be maintained at standing eye level along one edge of one such window.

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: 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.

4-7-8: 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.

4-7-9: 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.

4-7-10: 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	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	_____	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	DIANE TEELING	_____

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

_____
MAYOR

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.

Ordinance No. 2017-____

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	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	JOEL FRIEDERS	_____
CHRIS FUNKHOUSER	_____	SEAVER TARULIS	_____
DIANE TEELING	_____		

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

_____
MAYOR

LAW OFFICE
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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.

Fight Blight



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Visit us at www.prochamps.com

How does **proCHAMPS** help communities?

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

Creates a direct line of communication with property managers.

Team of dedicated professionals, assigned to your community, helping you to follow up with banks and getting you an answer.

No Out of Pocket Costs to the Community. Program is funded through registration fees.

proCHAMPS: 4 Easy Steps to Combat Foreclosure Blight

1

Community passes a model ordinance.

2

proCHAMPS staff researches/tracks properties, contacts banks, and gets them to register.

3

Community receives their share of the registration fees and information on responsible parties through a user-friendly and multi-functional database.

4

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In Jacksonville, the **proCHAMPS** solution has registered over **50,000** bank foreclosures.

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David Mulberry, President and CEO
Community Champions



proCHAMPS

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More than 125 communities utilizing **proCHAMPS** throughout the nation.

Over 1 million property registrations to-date.

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Call us today for a free community assessment and demonstration of what proCHAMPS can do for you!
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proCHAMPS is a Community Champions program
Community Champions • 2725 Center Place, Melbourne, FL 32940

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.

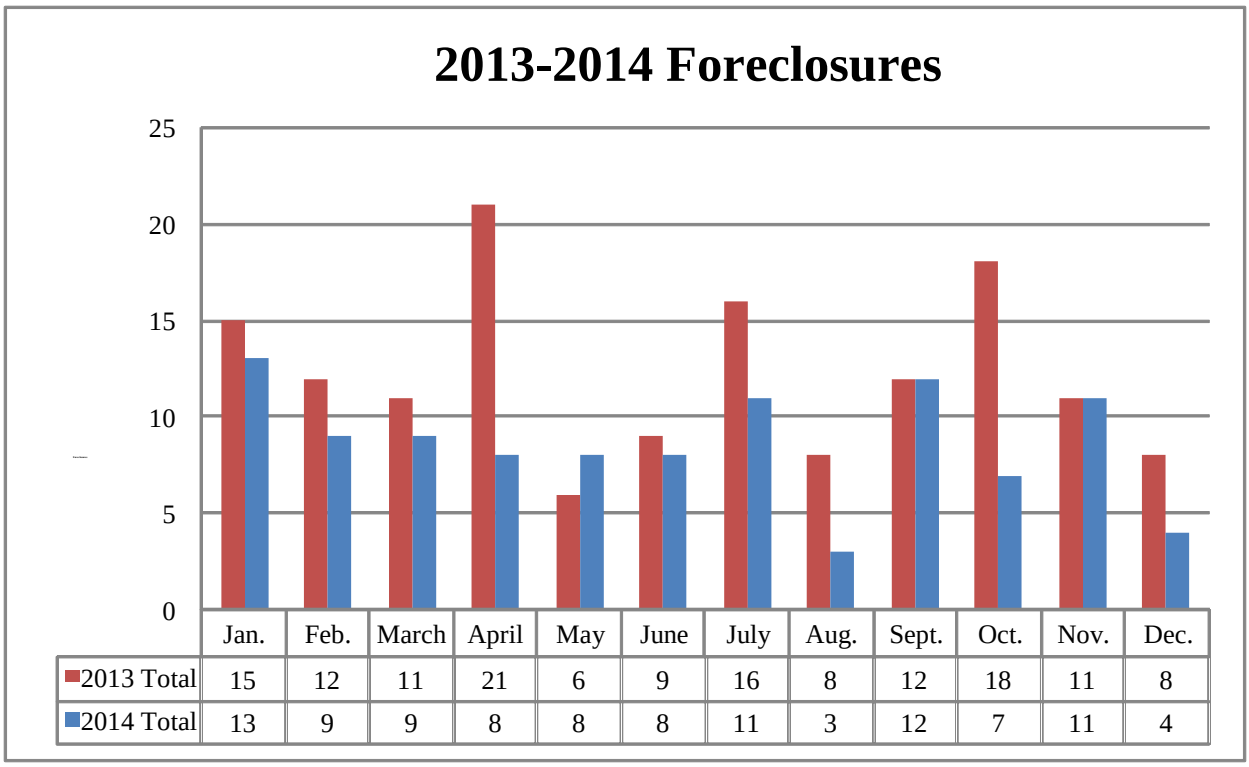
Enforcement and Penalties

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 fillings in Yorkville. The chart on the following page illustrates the foreclosures by month for the years 2013 and 2014.



	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
2013 Total	15	12	11	21	6	9	16	8	12	18	11	8
2014 Total	13	9	9	8	8	8	11	3	12	7	11	4

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 Orinance	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

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

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State: Illinois

Zip Code:

Code Compliance Type: Property Registration

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Beardstown	Illinois	$500.00	Beardstown Vacant Building Registration Ordinance	05/22/2012
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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 Orinance	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

01/23/2004, 11/21/2003

110-O-03

AN ORDINANCE

Adding a New Chapter 20 to
Title 4 of the City Code, "Vacant Buildings"

WHEREAS, buildings that are indefinitely vacant or indefinitely vacant and in a state of disrepair or boarded (collectively, "vacant buildings") are public nuisances in that they contribute to the decrease in value of surrounding properties, precipitate disinvestment by neighboring owners, provide a location for criminal activity, undermine the aesthetic character of the neighborhood and City, and have other undesirable effects; and

WHEREAS, vacant buildings, especially those which remain boarded for more than six (6) months, are unsightly and diminish neighboring property values and neighbors' sense of well-being, and are a public nuisance; and

WHEREAS, allowing certain buildings to remain indefinitely vacant even in the absence of Code violations or boarding is detrimental to the public health, safety, and welfare; unreasonably interferes with the reasonable and lawful use and enjoyment of other premises within the neighborhood; may pose an extraordinary danger to police officers or firefighters entering the premises in time of emergency; and detracts from the appearance and good order of the neighborhood; all of which effects are especially associated with such buildings which have been vacant for over two years; and

WHEREAS, registration of vacant properties and implementation of a maintenance plan will discourage property owners from allowing their properties to remain indefinitely

vacant or indefinitely vacant and in a state of disrepair and will thereby provide a basis for the return of vacant properties to the housing stock;

WHEREAS, the City of Evanston, as a home rule municipality, is empowered pursuant to Article VII, Section 6a of the 1970 Illinois Constitution to enact legislation pertaining to its "government and affairs"; and

WHEREAS, the definition, prohibition, and abatement of public nuisances pertain to the government and affairs of the City of Evanston; and

WHEREAS, the City has statutory power to define, prohibit, and abate public nuisances pursuant to 65 ILCS 5/11-60-2 of the Illinois Municipal Code; and

WHEREAS, the City Council, through its Planning and Development Committee conducted a fact-finding meeting on January 12, 2004, regarding the risks posed by the aforedescribed buildings and their effect on the neighborhood, at that meeting and at other meetings heard citizens, elected officials, members of the City's Police and Community Development Departments and an appraiser describe their experience and concerns posed thereby; and

WHEREAS, the City Council adopts the "broken window" concept among the rationales for this Ordinance; and

WHEREAS, the "broken window" concept is that one broken window, left unrepaired, leads to more broken windows as it gives the appearance that no one cares or protects the property; that that building becomes increasingly more deteriorated, and that the deterioration may have a ripple effect; and

WHEREAS, the abatement of nuisance caused by vacant buildings, repair and rehabilitation of vacant properties and their subsequent occupancy is in the best interests of the citizens of Evanston; and

WHEREAS, an ordinance providing for the declaration of certain boarded and/or vacant buildings as a public nuisance and providing for their abatement is a means for the City to use in maintaining sanitation and health standards, preventing crime, and avoiding fire, health, and safety hazards and minimizing or eliminating the effect such buildings have on the personal and economic well-being of the neighborhood,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: That the above recitations are found as fact and made a part hereof.

SECTION 2: That the Evanston City Code of 1979, as amended, be and it hereby is, further amended, by adding a new Chapter 20 to Title 4, "Vacant Buildings":

Section 4-20-1: Declaration of Policy.

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

(A) Establishes a program for identification, registration, and regulation of buildings which are or become vacant on and after the effective date of this Chapter.

(B) Determines the responsibilities of owners of vacant buildings.

(C) Provides for administration, enforcement, including abatement of public nuisances, and imposition of penalties.

This Chapter shall be construed liberally to effect its purposes.

Section 4-20-2: 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, and in the event of conflict, the most restrictive shall apply.

Section 4-20-3: 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.

(A) *Building*: Any structure occupied or intended for supporting or sheltering any occupancy.

(B) *Dangerous building*: A building defined as a "dangerous, unsafe building" in Section 4-15-1 of the City Code, as it may be amended. Such buildings are public nuisances.

(C) *Boarded Building*: A building which has had, in a manner intended to be temporary or permanent, any or all openings, which openings are windows or doors which were present for the purpose of light, ventilation or egress, some material whether opaque, solid or transparent, affixed to such openings, from the interior or exterior of the building, for the purpose of securing or preventing access or damage to the building or its components.

(D) *Director*: The Director of Community Development or his or her designee.

(E) *Unoccupied building*: A building or portion thereof which 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 him by the Code.

In determining the whether a building is "unoccupied", the Director may consider these factors, among others:

1. A building at which 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 shall be considered.

3. The building is substantially devoid of contents. The condition and value of fixtures or personal property in the building are relevant to this determination.

4. The building lacks utility services, *i.e.* water, sewer, electric or natural gas.

5. The building is the subject of a foreclosure action.

6. The building is not actively for sale as part of a contractual agreement to sell the building, the building lacks “for sale”, “for rent” or similar signage.

7. The presence or recurrence of uncorrected Code violations.

(F) *Owner*: Any person, agent, operator, firm, or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county, or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

(G) *Person*: Includes a corporation, a partnership, or other entity as well as an individual.

(H) *Premises*: A lot, plot or parcel of land including any structure thereon.

(I) *Public Nuisance*: Includes the following:

1. The physical condition, or uses of any building regarded as a public nuisance at common law, under the Illinois Compiled Statutes, or under the Evanston City Code; or

2. Any physical condition, use or occupancy or any building or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations, and unsafe fences or structures; or

3. Any building which has unsanitary sewerage or plumbing facilities; or

4. Any building designated by the Director as unsafe for human habitation or use; or

5. Any building which is manifestly capable of being a fire hazard, or manifestly unsafe or insecure as to endanger life, limb or property; or

6. Any building which is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds; or

7. Any building that is dangerous, in a state of dilapidation, deterioration or decay; faulty construction; open or vacant and the doors, windows, or other openings are boarded up or secured, by any means other than conventional methods used in the design of the building or permitted for new construction of similar type; damaged by fire to the extent as not to provide shelter, in danger of collapse or failure and dangerous to anyone on or near the premises.

8. Any building defined as a "dangerous, unsafe building" by Section 4-15-1 of the City Code, as it may be amended.

(J) *Vacant building*: A building or portion of a building which is:

1. Unoccupied and unsecured; or

2. Unoccupied and secured by boarding or other similar means; or

3. Unoccupied and a dangerous structure; or

4. Unoccupied and condemned by the Director pursuant to applicable provisions of the City Code; or

5. Unoccupied and has multiple City Code violations; or

6. Unoccupied and the building or its premises has been the site of unlawful activity within the previous six (6) months; or

7. Condemned by the Director and unlawfully occupied; or

8. Unoccupied for over one hundred eighty (180) days and during which time the Director has issued an order to correct public nuisance

conditions and same have not been corrected in a code-compliant manner; or

9. Unoccupied for over two (2) years.

But not including:

Unoccupied buildings which are undergoing construction, renovation, or rehabilitation and which are in compliance with all applicable ordinances, codes, legislation, and regulations, and for which construction, renovation or rehabilitation is proceeding diligently to completion.

Section 4-20-4: "Vacant Building" Determination.

Within sixty (60) days after the effective date of this Chapter, the Director shall evaluate all buildings in the City he believes to be unoccupied on the effective date of this Chapter and make a determination for each as to whether the building is a "vacant building" within the meaning of Section 4-20-3. The Director may determine that a building which meets any of the criteria set forth in Section 4-20-3 (J) 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 regulation of the building under this Chapter would not serve the public health, welfare, and safety and makes written findings in support of his 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 shall, within seven (7) days of making that determination, send notice of his written determination with the factual findings to the last taxpayer of record listed on the most recent Cook County tax roll. Said notice of determination shall be sent first-class United States Mail, with proper postage prepaid. 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 an affidavit of such mailing for each notice of determination sent.

The notice shall specify a date and time on which the owner shall allow for a Code Compliance inspection of the interior of the vacant building to determine the extent of compliance with City property, building codes, health, fire, water and sewer codes. The owner shall pay the $500 inspection fee to the City within thirty (30) days of the inspection. An unpaid fee shall be a lien upon the premises.

The notice 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 4-20-6, and a notice of the owner's right to appeal the Director's determination.

Section 4-20-5: Appeal of Director's Determination of "Vacant Building".

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 Manager. Such appeal shall be in writing and shall be filed with the City Manager 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 building as required by Section 4-20-6. 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 Manager 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 Manager that had the evidence been known to the Director at the time the Director made the determination, the Director would more likely than not have determined that the subject building was not a "vacant building" within the meaning of this Chapter.

C. The City Manager shall send written notice of his decision to the owner within ten (10) days of his or her receipt of the appeal. The City Manager may, but is not required to, seek additional information from the owner. The City Manager may, upon written notice thereof to the owner, take no more than ten (10) additional days, to decide the appeal if he or 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 without the Director's determination having been made, shall set forth specific facts to support non-applicability in a 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 manager as provided for herein.

Section 4-20-6: Obligation to Register Vacant Buildings.

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 after the effective date of this Chapter or the owner of a building, which the

Director determines at any time to be a “vacant building”, or the owner of a building whose appeal from the Director’s determination has been denied by the City Manager shall take the actions provided for in this Section 4-20-6 within fifteen (15) days after either the date of Director’s notice of determination or occurrence of the facts which would cause a reasonable person to believe that the building was a “vacant building”, or denial of the appeal, whichever is applicable. 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 the City is authorized to take pursuant to this Chapter or elsewhere in the City Code.

(A) (1) (a) Register the building with the Director of Community Development, on a form provided by the Director and pay the $200.00 annual non-prorated vacant building registration fee. 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 interest in the building or the premises. The form shall require the owner to identify a natural person twenty-one (21) years of age or older who maintains a permanent address in Cook County, Illinois 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.

(1) (b) The form shall state that the owner, by affixing his or her signature, is advised that the City will not issue Real Estate Transfer Tax Stamps without City Inspectors having first conducted an interior inspection for Code compliance.

(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 $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.

(B) The form shall require the owner to 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 to accept notice and service of process;

The owner shall allow for a Code Compliance inspection of the interior of the vacant building and shall pay the $500 fee therefore within thirty (30) days of the inspection. Such inspection will determine the extent of compliance with City property, building codes, health, fire, water and sewer codes. The City shall send the inspection report to the owner within thirty (30) days.

(C) 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: $500,000 for a vacant residential building of one to three units; $750,000 for a vacant residential building of four to eleven units; $1,000,000 for a vacant residential building of twelve to forty-eight units; $2,000,000 for a vacant residential building of more than forty-eight units; and $2,000,000 for a vacant manufacturing, industrial, storage, or nonresidential commercial building; and

(D) Vacant Building Plan. At the time a building is registered as required herein, the owner shall submit a vacant building plan. The Director may prescribe a form for the plan. If the owner fails to submit the plan as provided for by this Chapter, the Director may determine the plan. The plan shall contain the following as a minimum:

1. A plan of action to repair any doors, windows, or other openings which are boarded up or otherwise secured 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 or on the City website, www.cityofevanston.org 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 of Community Development may waive the requirement of an enclosure.

2. For buildings and premises thereof which are determined by the Director as being or containing public nuisances, as defined in Section 4-20-3, then the vacant building plan shall contain a plan of action to remedy such public nuisance(s).

3. 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.

4. When the owner proposes to demolish the vacant building, then the owner shall submit a plan and time schedule for such demolition.

5. A plan of action to maintain the building and premises thereof in conformance with this Chapter.

6. 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) of commencement and completion of all actions required to achieve habitability. No plan which provides for compliance with this Chapter or, which will not, as determined by the Director, achieve such compliance, within six (6) months, in the case of a vacant boarded building, and two (2) years, in the case of a vacant, unboarded, and code compliant building will be approved.

7. All premises upon which unoccupied or vacant buildings, are located and the exteriors shall at all times be maintained in compliance with the City Code.

8. Exterior lighting according to standards established by the Director and available from the Director or on the City website: www.cityofevanston.org.

(E) On written notice of the Director, provide bonded, licensed, and insured security guard service at the building between the hours of 3:00 p.m. and 8:00 a.m. Such service to remain in place until the Director gives written notice that the service is no longer required. Such service shall be required when the Director makes a written determination that the vacant 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 boarding and securing the building are insufficient to prevent the actual or threatened harm.

(F) Affixed to any building which is boarded, no smaller than 2’ x 2’ and compliant with the City’s Sign Regulations Ordinance, Title 4, Chapter 12 of the City Code, and providing the following information: the name, address, and telephone number of the owner, 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.

Section 4-20-7: Approval of Plan.

(A) 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 determination.

(B) Standards for 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 Council 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.

Section 4-20-8: Authority to Modify Plan, Right of Appeal.

The Director shall, upon notice to the vacant building owner, have the right 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.

Section 4-20-9: Failure to Comply with Plan. Failure to have an approved 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 the City Code, including but limited to, an action to compel correction of property maintenance violations.

Section 4-20-10: 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, the City Code, or other applicable legislation.

Section 4-20-11: Real Estate Transfer Stamps. A premises upon which is situated a vacant building for which inspection fees or registration fees imposed pursuant to this Chapter have not been paid in full or is not eligible for City real estate transfer tax stamps. Unpaid fees shall be a lien upon the property.

Section 4-20-12: Certification. A Certificate of Code Compliance for Vacant Buildings issued by the Community Development Department and payment in full of all fees imposed pursuant to this Chapter are required prior to any occupancy of a vacant building.

Section 4-20-13: Time Restrictions—Vacant Buildings.

It is the policy of the City of Evanston that boarding is a temporary solution to prevent unauthorized entry into a vacant building and that boarded buildings are a public nuisance. A vacant building may not remain boarded longer than six (6) months unless an extension of that time is part of a plan approved by the Director.

A vacant building which is unboarded and Code-compliant and for which boarding is determined by the Director on the basis of police reports, citizen complaints, and other information of other type considered reliable by reasonable persons, to not require boarding to prevent unauthorized entry may not remain vacant for more than two (2) years without an approved plan for occupancy, sale, demolition, or other disposition of the building.

Section 4-20-14: Enforcement and Penalties.

(A) Any person found to have violated any provision of this Chapter shall be subject to a minimum fine of $100 per day per violation to a maximum of $750 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 20 in its Administrative Adjudication System or through the Court System. Administrative Adjudication shall be conducted in

accordance with the provisions of Title 11, Chapter 1 of the City Code, as it may be amended.

(D) Nothing herein contained shall prohibit the City from immediately condemning as provided for in the City 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 4-20-15: Severability.

In the event any Section of this Chapter or any part of any Section of this Chapter is declared to be unconstitutional, such decision shall in no way affect the operation of any other Section or part thereof the remainder of this Chapter shall remain in full force and effect.

SECTION 3: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Introduced: _____, 2003

Adopted: _____, 2004

Approved: _____, 2004

_____
Mayor

ATTEST:

_____
City Clerk

Approved as to form:

_____
Corporation Counsel

VILLAGE OF LEMONT

ORDINANCE O-60-10

ORDINANCE ADDING CHAPTER 8.34 TO THE LEMONT MUNICIPAL CODE ENTITLED: VACANT PROPERTY

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT

This 23rd day of August , 2010

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Lemont, Counties of Cook, Will, and DuPage, Illinois this 23rd day of August , 2010

ORDINANCE O-60-10

ORDINANCE ADDING CHAPTER 8.34 TO THE LEMONT MUNICIPAL CODE: VACANT PROPERTY

WHEREAS, the Village of Lemont desires to amend Title 8 of the Lemont Municipal Code by adding Chapter 8.34 entitled: Vacant Property; and

WHEREAS, the text of Chapter 8.34 in its entirety is attached hereto as Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lemont, Cook, Will and DuPage Counties, Illinois that the Lemont Municipal Code is hereby amended by adding Chapter 8.34: Vacant Property.

All Ordinances or parts of ordinances in conflict with this amendment are hereby repealed.

This Ordinance shall become effective upon passage, approval and publication in the manner provided by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL AND DU PAGE COUNTIES, ILLINOIS on this 23rd day of August, 2010.

	AYES	NAYS	PASSED	ABSENT
Debby Blatzer	✓			
Paul Chialdikas	✓			
Clifford Miklos	✓			
Rick Sniegowski	✓			
Ronald Stapleton	✓			
Jeanette Virgilio	✓			

BRIAN K. REAVES, Village President

Attest:

CHARLENE SMOLLEN, Village Clerk

Chapter 8.34

Vacant Properties

Sections:

8.34.010	Declaration of Policy
8.34.020	Other Ordinances
8.34.030	Definitions
8.34.040	Vacant Building Determination
8.34.050	Appeal of Commissioners Determination of "Vacant Building"
8.34.060	Obligation to Register Vacant Buildings
8.34.070	Approval of Plan
8.34.080	Authority to Modify Plan, Right of Appeal
8.34.090	Failure to Comply with Plan
8.34.100	Other Enforcement
8.34.110	Certification
8.34.120	Time Restrictions – Vacant Buildings
8.34.130	Violation – Penalties
8.34.140	Inspection Fees

8.34.010 Declaration of policy.

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

(1) Establishing a program for identification, registration, and maintenance of buildings which are or become vacant on and after the effective date of this chapter.

(2) Determining the responsibilities of the owners of record of vacant buildings.

(3) Providing for administration, enforcement, including the abatement of public nuisances, and imposition of penalties.

This chapter shall be construed to effect its purpose.

8.34.020 Other ordinances.

This chapter shall not be construed to prevent the enforcement of other applicable ordinances, codes, legislation, and regulations prescribing standards other than are provided herein, and in the event of conflict, the most restrictive shall apply.

8.34.030 Definitions.

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

Boarded building: A building which has had in a manner intended to be temporary or permanent, any or all openings, which openings are windows or doors which were present for the purpose of light, ventilation or egress, some material whether opaque, solid or transparent, affixed to such openings, from the interior or exterior of the building, for the purpose of securing or preventing access or damage to the building or its components.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Commissioner: The Building Commissioner for the Village of Lemont, or his or her designee.

Dangerous or unsafe building: All buildings or structures that are found to pose a danger to the life, health, property or safety of the public by not providing minimum safeguards to protect or warn the public in the event of a fire, or because such structure contains unsafe equipment, or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty or incomplete construction or unstable, that partial or complete collapse or systems failures are possible.

Owner: Any person, agent, operator, firm, or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county, or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

Person: Includes a corporation, a partnership, or other entity, as well as an individual.

Premises: A lot, plot or parcel of land including any structure thereon.

Unoccupied building: A building or portion thereof which lacks the habitual presence of human beings who have a legal right to be on the premises, including buildings ordered vacated by the Commissioner pursuant to authority granted by the Village Code. [This definition does not include a building that is actively for sale, lease or rent, as evidenced by a contractual agreement between the homeowner of record and a licensed real estate agent or brokerage, and performance of sufficient maintenance that the building or the property on which it sits does not become a nuisance.]

Vacant buildings: Any building that has not been legally occupied for a consecutive period of six months unless one of the following is true:

(1) The building is the subject of an active building permit for repair or rehabilitation and the owner is progressing diligently to complete the repair or rehabilitation.

(2) The building meets all codes, is not is a state of disrepair or deterioration, is ready for occupancy, and is actively being offered for sale, lease or rent: or is actively being maintained and monitored by the owner.

8.34.040 "Vacant building" determination.

(a) Within 60 days after the effective date of this chapter, the Commissioner shall evaluate all buildings in the Village believed to be unoccupied on the effective date of

this chapter and make a determination for each as to whether the building is a "vacant building" within the meaning of this chapter. The Commissioner may determine that a building which meets any of the criteria set forth in this chapter is not to be regulated under this chapter for a stated period, if upon consideration of reliable, substantiated and sufficient evidence, the Commissioner determines that regulation of the building under this chapter would not serve the public health, welfare, and safety and makes written findings in support of this decision. The determination shall be in writing and shall state the factual basis for the determination.

(b) For buildings the Commissioner determines to be "vacant buildings", the Commissioner shall, within seven (7) days of making that determination, send notice of this written determination with the factual findings to the last recorded person, firm or corporation in possession of the property as listed on the most recent and applicable county recorder of deeds. Said notice of determination shall be sent first-class United States mail, with proper postage prepaid. Failure of delivery shall not excuse a person from complying with this chapter. The Commissioner 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 Commissioner shall maintain an affidavit of such mailing for each notice of determination sent.

Furthermore, the Commissioner may cause to have said notice of determination physically attached or posted to the subject property which shall fulfill the service requirements of this chapter.

(c) The notice shall specify a date and time on which the owner may voluntarily allow for a code compliance inspection of the interior of the vacant building and surrounding yards and property to determine the extent of compliance with Village property, building, health, fire, and plumbing codes. The notice shall contain a statement of the obligations of the owner of a building determined to be vacant, a copy of the registration form the owner is required to file pursuant to section this Chapter, and a notice of the owner's right to appeal the Commissioner's determination.

8.34.050 Appeal of Commissioner's determination of "vacant building".

(a) An owner of a building determined by the Commissioner to be a vacant building as provided for in this chapter may appeal that determination to the Village manager. Such appeal shall be in writing and shall be filed with the Village manager within 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 building as required by this Chapter. The appeal shall contain a complete statement of the reasons the owner disputes the Commissioner's determination, shall set forth specific facts in support thereof, and shall include all evidence the owner relies upon to support the appeal. The Village manager shall decide the appeal on the basis of facts presented by the owner in his or her written appeal and the Commissioner's written determination.

(b) The burden is upon the owner to present sufficient evidence to persuade the Village manager that had the evidence been known to the Commissioner at the time the

Commissioner made the determination, the Commissioner would more likely than not have determined that the subject building was not a "vacant building" within the meaning of this chapter.

(c) The Village manager shall send written notice of a decision to the owner prior to any inspections or issuance of citations. The Village manager may, but is not required to, seek additional information from the owner or Commissioner.

(d) An owner who wishes to challenge applicability of this chapter to his/her building without the Commissioner's determination having been made, shall set forth specific facts to support non-applicability in a writing to the Commissioner. In the event the Commissioner determines that the subject building is a "vacant building", the owner shall have the right to appeal the Commissioner's determination to the Village manager as provided for herein.

8.34.060 Obligation to register vacant buildings.

The owner of a building who knows, or should reasonably know, that his or her building is a "vacant building" within the meaning of this chapter after the effective date of this chapter, or the owner of a building, which the Commissioner determines at any time to be a "vacant building", or the owner of a building whose appeal from the Commissioner's determination has been denied by the Village manager shall take the actions provided for in this section within 15 days after either the date of Commissioner's notice of determination or occurrence of the facts that would cause a reasonable person to believe that the building was a "vacant building", or denial of the appeal, whichever is applicable. 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 the Village is authorized to take pursuant to this chapter or elsewhere in the Village Code.

(1) a. Register the building with the building department, on a form provided by the Commissioner. 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 foreclosures and/or bankruptcy cases; and the name, street address, and telephone number of all persons with any legal interest in the building or the premises. The form shall require the owner to identify a natural person 21 years of age or older who maintains a permanent address in the State of Illinois to accept service on behalf of the owner with respect to any notices the Commissioner sends pursuant to this chapter or service of process in any proceeding commenced to enforce any provision of this chapter, and file with the Commissioner 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; and

b. Renew the vacant building registration each year on the anniversary date of the first filing for the time the building remains vacant; and

c. File an amended registration within 15 days of any change in the information contained in the annual registration.

(2) The form shall require the owner to 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 Commissioner the information required regarding the person designated to accept notice and service of process;

The owner shall allow for a code compliance inspection of the interior of the vacant building and shall be subject to Village costs and fees outlined in Section 8.34.140 of the Village Code within 30 days of the inspection. Such inspection will determine the extent of compliance with all applicable Village property, building, residential, electrical, plumbing, fire and similar codes.

(4) *Vacant building plan.* At the time a building is registered as required herein, the owner shall submit a vacant building plan. The Commissioner may prescribe a form for the plan. If the owner fails to submit the plan as provided for by this section, the Commissioner may determine the plan. 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 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. 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 Commissioner may waive the requirement of an enclosure.

b. For buildings and premises thereof that the Commissioner determines as being or containing public nuisances, as defined in this Chapter, then the vacant building 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 approximate date of completion of repair for each improperly secured opening and nuisance identified by the Commissioner.

d. When the owner proposes to demolish the vacant building, then the owner shall submit a plan and time schedule for such demolition.

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

f. A plan of action, with a time schedule, identifying the approximate date the building will be habitable and approximate date it will be occupied or offered for occupancy or sale. No plan which provides for compliance with this chapter or, which will not, as determined by the Commissioner, achieve such compliance, within six months, in the case of a vacant boarded building, and two years, in the case of a vacant, unboarded, and code compliant building will be approved.

g. All premises upon which unoccupied or vacant buildings are located and the exteriors shall at all times be maintained in compliance with the Village Code.

h. Exterior lighting according to standards established by the Commissioner.

8.34.070 Approval of plan.

(a) The Commissioner shall review the proposed vacant building plan in accordance with the standards below. The Commissioner shall send notice to the owner of the vacant building of the Commissioner's determination.

(b) *Standards for plan approval.* In considering the appropriateness of a vacant building plan, the Commissioner 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 Village 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.

8.34.080 Authority to modify plan, right of appeal.

The Commissioner shall, upon notice to the vacant building owner, have the right 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 that the Commissioner deems necessary to protect the public health, safety, or welfare.

8.34.090 Failure to comply with plan.

Failure to have an approved plan within 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 Village may avail itself of as provided for herein and elsewhere in the Village Code, including but limited to, an action to compel correction of property maintenance violations.

8.34.100 Other enforcement.

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

8.34.110 Certification.

A certificate of code compliance for vacant buildings issued by the Building Department, and payment in full of all fines and fees imposed pursuant to this chapter are required prior to any issuance of a certificate of occupancy.

8.34.120 Time restrictions--Vacant buildings.

It is the policy of the Village that boarding is a temporary solution to prevent unauthorized entry into a vacant building and that boarded buildings are a public nuisance. A vacant building may not remain boarded longer than six months unless an extension of that time is part of a plan approved by the Commissioner.

A vacant building which is unboarded and code-compliant and for which boarding is determined by the Commissioner on the basis of police reports, citizen complaints, and other information of other type considered reliable by reasonable persons, to not require boarding to prevent unauthorized entry may not remain vacant for more than two years without an approved plan for occupancy, sale, demolition, or other disposition of the building.

8.34.130 Violation - Penalties.

(a) Any person, firm or corporation found to have violated any provision of this chapter shall be subject to a fine not less than one hundred dollars nor more than seven hundred fifty dollars for each offense, in addition to any other legal or equitable remedies available to the Village. 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 Village may have thereon. Any expenses incurred by the Village as enumerated above shall be assessed against the building, and may serve as a lien on the property.

(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 Village may enforce this chapter in a system of administrative adjudication or through the Circuit Court of the applicable county.

(d) Nothing herein contained shall prohibit the Village from immediately condemning, as provided for in the Village 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.

(e) Unless a bona fide emergency, as determined in the sole discretion of the Commissioner, neither the Village nor a contractor engaged on its behalf, shall not enter upon private property to perform maintenance or otherwise alter the property without first obtaining the written permission of the property's owner or an order from a court of competent jurisdiction.

8.34.140 Inspection Fees.

A. Each vacant building shall include one inspection at no cost. No unused inspections or reinspections may be accumulated, banked, transferred to another unit or building, bought, sold, or transferred at the time of sale.

B. The fee for each additional reinspection for correction of cited violations shall be:

1. Seventy five dollars ($75.00) per dwelling unit with remaining uncorrected violation(s).

2. Seventy five dollars ($75.00) per residential common, exterior, or public area with remaining uncorrected violation(s).

3. Seventy five dollars ($75.00) per street address, exterior, or public area with remaining uncorrected violation(s).

4. Seventy five dollars ($75.00) per nonresidential building with remaining uncorrected violation(s).

C. Additional inspection and reinspection fees may be charged when the Village has scheduled the inspection and provided notice and the responsible party does not provide the required access as required in this chapter.

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ORDINANCE NO. 1246

AN ORDINANCE CREATING CHAPTER 15.30, VACANT BUILDINGS, OF THE VILLAGE OF MELROSE PARK MUNICIPAL CODE, FOR THE VILLAGE OF MELROSE PARK, COUNTY OF COOK, STATE OF ILLINOIS.

* * * * *

WHEREAS, the Village of Melrose Park, County of Cook, State of Illinois (the "Village") is a duly organized and existing municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefit of the residents of the Village; and

WHEREAS, the Village President, the Honorable Ronald M. Serpico (the "President"), the Village Clerk, the Honorable Mary Ann Paolantonio Salemi, having taken office on May 2, 2005, and the Board of Trustees of the Village, the Honorable John S. Conteduca, Cathleen Cossident Italia, Arturo J. Mota, Anthony J. Prignano, and Mary Ramirez Taconi, having taken office on May 14, 2007, and the Honorable Jaime Anguiano, having taken office on March 10, 2008 (the "Village Board"), constitute the duly elected, qualified and acting officials of the Village; and

WHEREAS, buildings that are indefinitely vacant or indefinitely vacant and in a state of disrepair or boarded (collectively "Vacant Buildings") are public nuisances in that they contribute to the decrease in value of surrounding properties, precipitate disinvestment by neighboring owners, provide a location for criminal activity, undermine the aesthetic character of the neighborhood and Village, and have other undesirable effects; and

WHEREAS, Vacant Buildings, especially those which remain boarded for more than six

(6) months, are unsightly and diminish neighboring property values and neighbors' sense of well-being, and are a public nuisance; and

WHEREAS, allowing certain buildings to remain indefinitely vacant even in the absence violations of the Village Municipal Code (the "Village Code") or boarding is detrimental to the public health, safety, and welfare of the Village; unreasonably interferes with the reasonable and lawful use and enjoyment of other premises within the neighborhood; may pose an extraordinary danger to police officers or firefighters entering the premises in time of emergency; and detracts from the appearance and good order of the neighborhood; all of which effects are especially associated with such buildings that have been vacant for over two (2) years; and

WHEREAS, registration of Vacant Buildings and implementation of a maintenance plan will discourage property owners from allowing their properties to remain indefinitely vacant or indefinitely vacant and in a state of disrepair and will thereby provide a basis for the return of Vacant Buildings to the building stock; and

WHEREAS, the Village has the statutory power to define, prohibit, and abate public nuisances pursuant to 65 ILCS 5/11-60-2 of the Illinois Municipal Code, as amended; and

WHEREAS, the "broken window" concept generally refers to the concept that one broken window, if left unrepaired, leads to more broken windows giving the appearance that no one maintains or protects property, and that property then becomes more deteriorated, and that the deterioration may have a ripple effect to other properties; and

WHEREAS, the Village Board hereby adopts the aforesaid "broken window" concept among the rationales of and among the purposes of this Ordinance; and

WHEREAS, the abatement of nuisances caused by Vacant Buildings, repair and rehabilitation of Vacant Buildings and their subsequent occupancy is in the best interests of the

Village and its residents; and

WHEREAS, an ordinance providing for the declaration of Vacant Buildings as public nuisances and providing for their abatement, establishes an effective mechanism for the Village to maintain sanitation and health standards, to prevent crime, to lessen or avoid fire, health, and safety hazards, and to minimize or eliminate the effect Vacant Buildings have on the personal and economic well-being of the neighborhoods in which they are located; and

WHEREAS, as such, the Village Board deems it advisable and necessary for the benefit of the Village and the health, safety, and welfare of its residents to amend the Village Code by adding new Chapter 15.30, "Vacant Buildings," as described herein; and.

NOW, THEREFORE, BE IT ORDAINED by the Village President and the Board of Trustees of the Village of Melrose Park, County of Cook, State of Illinois, as follows:

ARTICLE I.
IN GENERAL

Section 01. Incorporation Clause.

All of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct, and the Village Board does hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

Section 02. Purpose.

The purpose of this Ordinance is to amend the Village Code by adding new Chapter 15.30, "Vacant Buildings," to accomplish various goals, among them the following: (a) to establish a program for the identification, registration, and regulation of Vacant Buildings and certain unoccupied buildings, as defined, on and after the effective date of this Ordinance; (b) to determine the responsibilities of owners of Vacant Buildings; and (c) to provide for the administration, enforcement, including abatement of public nuisances, and imposition of

penalties with respect to the same.

Section 03. Invocation of Authority.

This Ordinance is adopted pursuant to the authority granted to the Village by the Constitution of the State of Illinois and the Illinois Compiled Statutes.

Section 04. State Law Adopted.

All applicable provisions of the Illinois Compiled Statutes, including the Illinois Municipal Code, as may be amended from time to time, relating to the purposes of this Ordinance are hereby incorporated herein by reference.

Sections 05 - 09. Reserved.

ARTICLE II.
NEW CHAPTER 15.30, VACANT BUILDINGS

Section 10.00 New Chapter 15.30, Vacant Buildings.

That Title 15 of the Village Code is hereby amended, notwithstanding any provision, ordinance, resolution, or Village Code section to the contrary, by adding a New Chapter 15.30, "Vacant Buildings," by inserting the following language:

"Chapter 15.30

VACANT BUILDINGS

Sections:

15.30.010 Definitions.
15.30.020 Vacant Building Determination.
15.30.030 Appeal of Director's Determination of Vacant Buildings.
15.30.040 Obligation to Register Vacant Buildings and Unoccupied Buildings Acquired through Mortgage Foreclosure.
15.30.050 Approval of Plan.
15.30.060 Authority to Modify Plan, Right to Appeal.
15.30.070 Failure to Comply with Plan.
15.30.080 Other Enforcement.
15.30.090 Real Estate Transfer Stamps.
15.30.100 Certification.
15.30.110 Time Restrictions—Vacant Buildings.
15.30.120 Enforcement and Penalties.

15.30.010 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.

A. "Building": Any structure occupied or intended for supporting or sheltering any occupancy.

B. "Dangerous Building": A Building defined as a "Dangerous Building" in Chapter 15.28 of the Village Code, as amended. Dangerous Buildings are Public Nuisances.

C. "Boarded Building": A Building which has had, in a manner intended to be temporary or permanent, any or all openings, which openings are windows or doors which were present for the purpose of light, ventilation or egress, some material whether opaque, solid or transparent, affixed to such openings, from the interior or exterior of the Building, for the purpose of securing or preventing access or damage to the building or its components, other than conventional methods used in the design of a Building or permitted for new construction of similar type.

D. "Director": The Director of Public Works (also sometimes referred to in the Village Code as the Commissioner of Public Works) or his or her designee.

E. "Unoccupied" or "Unoccupied Building": A Building or portion thereof which 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 him by the Village Code. In determining whether a Building is "Unoccupied," the Director may consider these factors, among others:

1. A Building at which 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. The condition and value of fixtures or personal property in the Building are relevant to this determination.

4. The Building lacks utility services, i.e., water, sewer, electric or natural gas.

5. The Building is the subject of a foreclosure action.

6. The Building is not actively for sale as part of a contractual agreement to sell the Building.

7. The presence or recurrence of uncorrected Village Code violations.

F. "Owner": Any Person, agent, operator, firm, or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county, or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such Person, and the executor or administrator of the estate of such Person if ordered to take possession of real property by a court.

G. "Person" includes a corporation, a partnership, or other entity as well as an individual.

H. "Premises": A lot, plot or parcel of land including any structure or Building thereon.

I. "Public Nuisance" includes the following:

1. The physical condition, or uses of any Premises regarded as a

public nuisance at common law, under the Illinois Compiled Statutes, or under the Village Code; or

2. 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, and unsafe fences or structures; or

3. Any Building which has unsanitary sewerage or plumbing facilities; or

4. Any Building designated by the Director as unsafe for human habitation or use; or

5. Any Building which constitutes a fire hazard, or is unsafe or insecure to a degree that endangers life, limb or property; or

6. Any Premises which is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds; or

7. Any Building that is: dangerous; in a state of dilapidation, deterioration or decay; improperly constructed; unsecure; vacant with the doors, windows, or other openings boarded up or secured by any means other than conventional methods used in the design of the Building or permitted for new construction of similar type; 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

8. Any Dangerous Building or Vacant Building.

J. "Vacant Building": A Building or portion of a Building, which is:

1. Unoccupied and unsecured; or

2. Unoccupied and secured by boarding or other similar means for more than three (3) months; or

3. Unoccupied and a dangerous structure; or

4. Declared unsafe for occupancy by the Director pursuant to applicable provisions of the Village Code; or

5. Unoccupied and containing multiple Village Code violations; or

6. Unoccupied where the Building or its Premises had been used for unlawful activity at any time during the previous six (6) months, whether the unlawful activity had occurred when the Building was occupied or not; or

7. Declared unsafe for occupancy by the Director and unlawfully occupied; or

8. Unoccupied for over one hundred eighty (180) days and during which time the Director has issued an order to correct Public Nuisance conditions and same have not been corrected in compliance with the Village Code; or

9. Unoccupied for over one (1) year.

Excluded from the definition of Vacant Building, at the determination of the Director, is an Unoccupied Building (a) that is undergoing construction, renovation, or rehabilitation, (b) is in compliance with all applicable ordinances, codes, legislation, and regulations, including the Village Code, and (c) for which construction, renovation or rehabilitation is proceeding diligently to completion.

K. "Village Code": The Village of Melrose Park Municipal Code.

L. "Inspection": A comprehensive inspection of the interior and exterior of a

Building to determine compliance with the Village Code regarding property maintenance, building, health, fire and water and sewer codes, as determined by the Director.

15.30.020 Vacant Building Determination.

A. Following the effective date of this Chapter, the Director shall routinely evaluate all Buildings in the Village, which he or she believes to be unoccupied and make a determination for each as to whether or not the Building is a Vacant Building. The Director may determine that a Building which meets any of the criteria set forth in Section 15.30.010.J 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 any Building the Director determines to be a Vacant Building, he or she shall, within seven (7) days of making that determination, send a written Notice of Determination (the "Notice of Determination") with the factual findings to the name and address of the last taxpayer of record for such parcel listed on the most recent Cook County tax roll. Said Notice of Determination shall be sent via either (1) first-class United States Mail, proper postage prepaid, and certified or (2) personal service of the Notice of Determination. Any Person making such personal service shall execute an affidavit attesting to the facts of service. The Director shall maintain an affidavit of such mailing for each Notice of Determination sent. Failure of delivery shall not excuse a Person from complying with this Chapter.

B. The Director shall cause to be conducted an Inspection of every Vacant Building.

C. The Notice of Determination shall set a tentative date and time for the Inspection. If the Owner does not timely file a written appeal of the Notice of Determination, then the Owner shall either confirm the tentative date for the Inspection or shall schedule a new date and time with the Director for same. If the Owner fails to confirm or schedule the Inspection as aforesaid, the Village shall obtain an administrative search warrant to accomplish the Inspection.

D. The Village shall charge the Owner a fee of Five Hundred and No/100 U.S. Dollars ($500.00) to offset the cost to the Village of the Inspection. The Owner shall pay to this fee to the Village within thirty (30) days of receipt of the bill for same.

E. Village real estate transfer stamps will not be issued by the Village for the sale or transfer of such property until the Inspection has taken place and the fee therefore has been paid and, if necessary, an administrative search warrant for same has been timely obtained. Such stamps shall be issued, however, if the Village is required to obtain an administrative search warrant and has failed to obtain same in a timely manner.

F. 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 15.30.040, and a notice of the Owner's right to appeal the Director's determination.

15.30.030. Appeal of Director's Determination of Vacant Buildings.

A. An Owner of a Building determined by the Director to be a Vacant Building may appeal that determination to the Village combined Zoning and Planning Board of Appeals

("PZBA"). Such appeal shall be in writing and shall be filed with the Village Clerk 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 15.30.040. 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. At the next regular meeting of the PZBA, the PZBA shall by a simple majority vote, make a recommendation to the Village Board on the appeal on the basis of facts presented by the Owner in his or her written appeal, the Director's written determination, and any other evidence or testimony the PZBA deems appropriate. The PZBA may, but is not required to, seek additional information from the Owner or other Persons, in its discretion. The PZBA may delay its decision on the appeal if it determines that additional time is required for consideration of the appeal. The PZBA shall adopt written Findings of Fact for its recommendation on the appeal to the Village Board and shall forward same to the Village Board within thirty (30) days of the PZBA recommendation. The Village Board, following receipt of the PZBA recommendation and Findings of Fact, at its next regular meeting shall by a simple majority vote make a final determination on the appeal. The Village Board may delay its decision on the appeal if it determines that additional time is required for its decision.

B. The burden is upon the Owner to present sufficient evidence to persuade the Village Board that it is more likely than not that the subject Building is not a Vacant Building.

C. The Village Clerk shall send written notice of the Village Board decision to the Owner within ten (10) days of the date of the decision and shall be sent via either (1) first-class United States Mail, proper postage prepaid, and certified or (2) personal service. Any Person making such personal service shall execute an affidavit attesting to the facts of service.

15.30.040 Obligation to Register Vacant Buildings and Unoccupied Buildings Acquired through Mortgage Foreclosure.

Owners of Vacant Buildings shall register with the Director as prescribed hereinbelow and otherwise comply with Section 15.30.040.A. Mortgage lenders who acquire title to Unoccupied Buildings shall be required to register as set forth in Section 15.30.040.B hereinbelow.

A. Owner's Obligation to Register Vacant Buildings. The Owner of a Building (1) who knows, or from all the facts and circumstances should know, that his or her Building is or has become a Vacant Building, or (2) which Building the Director determines at any time to be a Vacant Building, or (3) the Owner of a Building whose appeal from the Director's determination has been denied by the Village Board, shall take the actions provided for in this Section within fifteen (15) days after either the date of the Director's Notice of Determination or occurrence of the facts which would cause a reasonable Person to believe that the Building was a Vacant Building, or the Village Board's denial of the appeal, whichever is applicable.

1. a. (i) Register the Building with the Director, on a form provided by the Director and pay the Two Hundred and No/100 U.S. Dollars ($200.00) annual non-prorated Vacant Building registration fee. 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 interest in the Building or the Premises. The form shall require the Owner to identify a natural Person twenty-one (21) years of age

or older who maintains a permanent address in the State of Illinois 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.

(ii) The form shall state that the Owner, by affixing his or her signature, is advised that the Village will not issue real estate transfer tax stamps without Village inspectors having first conducted an Inspection and, if necessary, having first timely obtained an administrative search warrant for same.

(iii) The form shall require the Owner to 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 to accept notice and service of process;

b. 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 and No/100 U.S. Dollars ($200.00) annual fee; and

c. 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 any chapter of the Village Code, including this Chapter, nor does it preclude any of the actions the Village is authorized to take pursuant to this Chapter or elsewhere in the Village Code.

2. The Village shall conduct an Inspection and the Owner shall pay a Five Hundred and No/100 U.S. Dollars ($500.00) fee to the Village to defray the Village's cost of same. The Owner shall pay to this fee to the Village within thirty (30) days of receipt of the bill for same. The Village shall send the report of Inspection to the Owner within thirty (30) days. A subsequent follow-up Inspection(s) may take place, as determined by the Director, until compliance with the Village Code is achieved (The cost of any such re-inspection shall not exceed $500.00). Timely Village Code compliance is required.

3. 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: $500,000 for a vacant residential Building of one to three units; $750,000 for a vacant residential Building of four to eleven units; $1,000,000 for a vacant residential Building of twelve to forty-eight units; $2,000,000 for a vacant residential Building of more than forty-eight units; and $2,000,000 for a vacant manufacturing, industrial, storage, or nonresidential commercial Building.

4. Vacant Building Plan. At the time a Building is registered as required herein, the Owner shall submit a Vacant Building Plan. The Director may prescribe a form for the plan. If the Owner fails to submit the plan as provided for by this Chapter, the Director may determine the plan. 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. 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 the 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 Nuisance(s), then the plan shall contain an approach to abate 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 abatement of each Public Nuisance or Village Code violation 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.

e. A plan of action to maintain the Building and/or Premises thereof in conformance with this Chapter.

f. A plan of action and 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) 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 three (3) months, in the case of a Vacant Boarded Building, and two (2) years, in the case of a Vacant, unboarded Building otherwise in compliance with the Village Code, will be approved, except that the Director may approve an extension of the time during which the Building will be unoccupied beyond two (2) years 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 and the exteriors shall at all times be maintained in compliance with the Village Code.

h. Exterior lighting shall be maintained according to standards established by the Director and available from the Director.

i. 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 10:00 A.M. to

10:00 P.M. each day. 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 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. On written notice from the Director, provide bonded, licensed, and insured security guard service at the Building at times as set forth by the Director. Such service shall remain in place until the Director gives written notice that the service is no longer required. Such service shall be required when the Director makes a written determination that the Vacant 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.

6. At the discretion of the Director, at the time of registration or any time thereafter, affix to any Boarded Building, a 2′ x 2′ sign compliant with the Village Code and approved by the Director, that clearly displays the following information: name, address, and telephone number of the Owner, and in addition, for Buildings subject to 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 prominently so that its contents are legible and clearly visible from the public way.

B. Mortgage Lender's Obligation to Register Unoccupied Buildings Acquired through Mortgage Foreclosure. Mortgage lenders that have obtained title to Unoccupied Buildings through a mortgage foreclosure action are obligated to register Unoccupied Buildings as follows:

1. Mortgage lenders shall register Unoccupied Buildings with the Director within fifteen (15) days of obtaining title to same.

2. The registration obligation of mortgage lenders under Section 15.30.040.B shall be limited to providing the Director with the same information required under Section 15.30.040.A(1)(a)(i) on the registration form prescribed by the Director.

3. Mortgage lenders shall not be responsible for paying the Two Hundred and No/100 U.S. Dollars ($200.00) registration fee and shall not be required to comply with Subsections 15.30.040.A2 through 15.30.040.A6.

4. An amended registration form shall be filed in accordance with Section 15.30.040.A(1)(c) within fifteen (15) days of any change in the information provided in any registration form provided hereunder.

5. If such unoccupied, registered Building is later determined to have become a "Vacant Building" as defined in Section 15.30.010.J then such Building and Building Owner shall be required to comply with all of the provisions of Section 15.30.040.A.

15.30.050 Approval of Plan.

A. The Director shall review the proposed Vacant Building plan in accordance with the standards set forth in Section 15.30.050.B. The Director shall send notice to the Owner of the Vacant Building of his or her determination.

B. Standards for Plan Approval. In considering the appropriateness of a Vacant Building plan, the Director shall include the following in his or her consideration:

1. The purposes of this Chapter including the goal to minimize the length of time a Building is Unoccupied, Boarded or 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 Nuisance or hazard on the Premises.

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

15.30.060 Authority to Modify Plan, Right to Appeal.

The Director shall, upon notice to the Vacant Building Owner, have the right 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 as the Director deems necessary to protect the public health, safety, or welfare.

15.30.070 Failure to Comply with Plan.

Failure to have an approved plan within thirty (30) days of filing the registration form or failure to comply with an 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 Village may avail itself of as provided for herein and elsewhere in the Village Code, including but not limited to, an action to compel correction of property maintenance violations.

15.30.080 Other Enforcement.

The registration of a Vacant Building, the issuance of a written Notice of Determination, or any other Village action pursuant to this Chapter shall not preclude the Village from taking any other action authorized by the Village Code, state statute, or other applicable law, ordinance, or legislation, including, but not limited to, demolition, condemnation.

15.30.090 Real Estate Transfer Stamps.

A Premises upon which is situated a Vacant Building for which inspection fees or registration fees imposed pursuant to this Chapter have not been paid in full or which is not otherwise eligible under this Chapter for the Village real estate transfer tax stamps shall not be permitted to acquire same until the fees are paid and/or the eligibility issues are addressed. Unpaid fees shall be a lien upon the property.

15.30.100 Certification.

A Certificate of Village Code Compliance for Vacant Buildings issued by the Director and payment in full of all fees imposed pursuant to this Chapter are required prior to any occupancy of a Vacant Building.

15.30.110 Time Restrictions—Vacant Buildings.

A. It is the policy of the Village that boarding is a temporary solution to prevent unauthorized entry into a Vacant Building and that Boarded Buildings are a public nuisance. A Vacant Building may not remain boarded longer than three (3) months unless an extension of

that time is part of a plan approved by the Director.

B. A Vacant Building that is otherwise Village Code-compliant and secure as determined by the Director (based on sources, including, but not limited to, police reports, citizen complaints, other information considered reliable by reasonable Persons) may not remain Vacant for more than two (2) years and must have an approved plan for occupancy, sale, demolition, or other disposition of the Building in place within the timeframes established in this Chapter.

15.30.120 Enforcement and Penalties.

A. Any Person found to have violated any provision of this Chapter shall be subject to a minimum fine of $100 per day per violation to a maximum of $750 per day per violation, in addition to any other legal or equitable remedies available to the Village, including, but 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 Village 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 Village may enforce this Chapter by Village administrative adjudication or directly through the Circuit Court of Cook County.

D. Nothing herein contained shall prohibit the Village from immediately condemning, as provided for in the Village Code or the Illinois Compiled Statutes, a Building or taking any 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 11.00 Other Actions Authorized.

The officers, employees and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to and consummate the amendments contemplated by this Ordinance and shall take all action necessary in conformity therewith including, without limitation, the execution and delivery of any and all documents required to be delivered in connection with this Ordinance.

Sections 12.00 – 15.00. Reserved.

ARTICLE III.
HEADINGS, SAVINGS CLAUSES, PUBLICATION, EFFECTIVE DATE

Section 16.00 Headings.

The headings for the articles, sections, paragraphs and sub-paragraphs of this Ordinance

are inserted solely for the convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of this Ordinance.

Section 17.00 Severability.

The provisions of this Ordinance are hereby declared to be severable and should any provision, clause, sentence, paragraph, sub-paragraph, section, or part of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision, clause, sentence, paragraph, sub-paragraph, section, or part shall be excluded and deemed inoperative, unenforceable, and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect. It is hereby declared to be the legislative intent of the Village Board that this Ordinance would have been adopted had not such unconstitutional or invalid provision, clause, sentence, paragraph, sub-paragraph, section, or part thereof been included.

Section 18.00 Superseder.

All code provisions, ordinances, resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

Section 19.00 Publication.

A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

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Section 20.00 Effective Date.

This Ordinance shall be in full force and effect ten (10) days following its passage, approval and publication, as provided by law.

On The Individual Poll And Voice Vote Of The Board of Trustees:

AYE VOTES: Trustee Conteduca, Trustee Italia, Trustee Mota, Trustee Prignano, Trustee Taconi, Trustee Anguiano

NAY VOTES:

ABSTAIN:

ABSENT:

SO PASSED, ADOPTED, APPROVED AND ENACTED IN AND AT THE VILLAGE OF MELROSE PARK, COUNTY OF COOK, STATE OF ILLINOIS, THIS TWELFTH DAY OF JANUARY, 2009 A.D.

APPROVED:

RONALD M. SERPICO
VILLAGE PRESIDENT

ATTEST:

Mary Ann Paolantonio Salemi
Village Clerk

(SEAL)

Recorded in the Municipal Records: January 12, 2009
Published in Pamphlet Form: January 13, 2009

ORDINANCE NO. 2010- 4329

AN ORDINANCE AMENDING THE VILLAGE CODE OF THE VILLAGE OF LISLE
TO ESTABLISH VACANT PROPERTY REGULATIONS
AND PRIORITY LIEN PROCEDURES

PASSED BY THE MAYOR AND BOARD OF TRUSTEES

JUNE 21, 2010

PRINTED AND PUBLISHED IN PAMPHLET FORM
BY AUTHORITY OF THE
MAYOR AND BOARD OF TRUSTEES

VILLAGE OF LISLE

DUPAGE COUNTY, ILLINOIS

I HEREBY CERTIFY THAT THIS DOCUMENT
WAS PROPERLY PUBLISHED ON:

June 22nd, 2010

Timothy J. Seeden

Timothy J. Seeden, Village Clerk
By Kristine Curran,
Deputy Clerk



ORDINANCE NO. 2010-4329

AN ORDINANCE AMENDING THE VILLAGE CODE OF THE VILLAGE OF LISLE
TO ESTABLISH VACANT PROPERTY REGULATIONS
AND PRIORITY LIEN PROCEDURES

WHEREAS, buildings that are indefinitely vacant or indefinitely vacant and in a state of disrepair or boarded are public nuisances in that they contribute to the decrease in value of surrounding properties, precipitate disinvestment by neighboring owners, provide a location for criminal activity, undermine the aesthetic character of the neighborhood and Village, and have other undesirable effects; and

WHEREAS, vacant buildings, especially those which remain boarded for more than six (6) months, are unsightly and diminish neighboring-property values and neighbors' sense of well-being, and are a public nuisance; and

WHEREAS, allowing certain buildings to remain indefinitely vacant even in the absence of Code violations or boarding is detrimental to the public health, safety, and welfare; unreasonably interferes with the reasonable and lawful use and enjoyment of other premises within the neighborhood; may pose an extraordinary danger to police officers or firefighters entering the premises in time of emergency; and detracts from the appearance and good order of the neighborhood; all of which effects are especially associated with such buildings which have been vacant for over two years; and

WHEREAS, registration of vacant properties and implementation of a maintenance plan

will discourage property owners from allowing their properties to remain indefinitely vacant or indefinitely vacant and in a state of disrepair and will thereby provide a basis for the return of vacant properties to the housing stock.

WHEREAS, the Village of Lisle has the authority to regulate the maintenance of properties and buildings within the Village in order to protect the public health, safety, and welfare of its citizens; and

WHEREAS, the definition, prohibition, and abatement of public nuisances pertain to the government and affairs of the Village of Lisle; and

WHEREAS, the Village has statutory power to define, prohibit, and abate public nuisances pursuant to 65 ILCS 5/11-60-2 of the Illinois Municipal Code; and

WHEREAS, the Village Board adopts the "broken window" concept among the rationales for this Ordinance. The "broken window" concept is that one broken window, left unrepaired, leads to more broken windows as it gives the appearance that no one cares or protects the property; that that building becomes increasingly more deteriorated, and that the deterioration may have a ripple effect; and

WHEREAS, the abatement of nuisance caused by vacant buildings, repair and rehabilitation of vacant properties and their subsequent occupancy is in the best interests of the citizens of Lisle; and

WHEREAS, an ordinance providing for the declaration of certain boarded and/or vacant buildings as a public nuisance and providing for their abatement is a means for the Village to use in maintaining sanitation and health standards, preventing crime, and avoiding fire, health, and safety hazards and minimizing or eliminating the effect such buildings have on the personal and economic well-being of the neighborhood; and

WHEREAS, various state statutes authorize the Village to provide for the removal of certain nuisances from private properties within the Village, including cutting and removal of neglected weeds, grass, trees, and bushes, 65 ILCS 5/11-20-7, pest control activities, 65 ILCS

5/11-20-8, removal of infected trees, 65 ILCS 5/11-20-12, removal of garbage, debris, and graffiti, 65 ILCS 5/11-13, and removal, securing, and enclosing abandoned residential properties, 65 ILCS 5/11-20-15.1; and

WHEREAS, the Village incurs costs in abating these nuisances by performing property maintenance activities on these properties; and

WHEREAS, Section 11-20-15 of the Illinois Municipal Code, 65 ILCS 5/11-20-15, authorizes municipalities to record traditional liens against a property for these nuisance abatement and property maintenance costs; and

WHEREAS, the Illinois General Assembly recently adopted Public Act 96-856, effective March 1, 2010, authorizing municipalities to record "priority liens" against abandoned residential properties for costs incurred in certain property maintenance activities that would be senior to all other liens with the exception of tax liens; and

WHEREAS, the corporate authorities of the Village of Lisle deem it to be in the interest of the public health, safety, and welfare of the residents of the Village to amend the Village of Lisle Municipal Code to set forth specific registration requirements for vacant buildings, as well as a procedure for liens for property maintenance activities;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lisle, as follows:

SECTION 1: Recitals. The foregoing recitals shall be, and are hereby, incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

SECTION 2: Amendment. Chapter 11, entitled "Property Maintenance Code," of Title 4 of the Village Code of the Village of Lisle is hereby amended to add a new Section 4-11-5, which shall read as follows:

4-11-5: VACANT BUILDING AND PROPERTY REGULATIONS:

(A) Declaration of Policy: The purpose of this section 4-11-5 is to protect the public health, safety, and welfare by enactment of this section which:

1. Establishes a program for identification, registration, and regulation of buildings which are or become vacant on and after the effective date of this section 4-11-5.

2. Determines the responsibilities of owners of vacant buildings.

3. Provides for administration, enforcement, including abatement of public nuisances, and imposition of penalties.

This section 4-11-5 shall be construed liberally to affect its purposes.

(B) Other Ordinances: This section 4-11-5 shall not be construed to prevent the enforcement of other applicable ordinances, codes, legislation, and regulations which prescribe standards other than are provided herein, and in the event of conflict, the most restrictive shall apply.

(C) Definitions: Unless otherwise expressly stated or clearly indicated by the context, the following terms shall, for the purpose of this section 4-11-5, have the meanings indicated in this section:

BOARDED BUILDING: A building which has had, in a manner intended to be temporary or permanent, any or all openings, which openings are windows or doors which were present for the purpose of light, ventilation or egress, some material whether opaque, solid or transparent, affixed to such openings, from the interior or exterior of the building, for the purpose of securing or preventing access or damage to the building or its components.

BUILDING: Any structure occupied or intended for supporting or sheltering any occupancy.

COMMUNITY DEVELOPMENT DIRECTOR: The Community Development Director or his or her designee.

DANGEROUS BUILDING: A building defined as a "dangerous building" in the Village building code, as it may be amended. Such buildings are public nuisances.

OWNER: Any person, agent, operator, firm, or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county, or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON: Includes a corporation, a partnership, or other entity as well as an individual.

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

PUBLIC NUISANCE: Includes the following:

1. The physical condition, or uses of any building regarded as a public nuisance at common law, under the Illinois Compiled Statutes, or under this code; or

2. Any physical condition, use or occupancy or any building or its appurtenances

considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations, and unsafe fences or structures; or

3. Any building which has unsanitary sewerage or plumbing facilities; or

4. Any building designated by the Community Development Director as unsafe for human habitation or use; or

5. Any building which is manifestly capable of being a fire hazard, or manifestly unsafe or insecure as to endanger life, limb or property; or

6. Any building which is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds; or

7. Any building that is dangerous, in a state of dilapidation, deterioration or decay; faulty construction; open or vacant and the doors, windows, or other openings are boarded up or secured, by any means other than conventional methods used in the design of the building or permitted for new construction of similar type; damaged by fire to the extent as not to provide shelter, in danger of collapse or failure and dangerous to anyone on or near the premises; or

8. Any building defined as a "dangerous building" by section 4-11-5 of this code, as it may be amended.

UNOCCUPIED BUILDING: A building or portion thereof which lacks the habitual presence of human beings who have a legal right to be on the premises, including buildings ordered vacated by the Community Development Director pursuant to authority granted to him by this code.

In determining whether a building is "unoccupied", the Community Development Director may consider these factors, among others:

1. A building at which 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 shall be considered.

3. The building is substantially devoid of contents. The condition and value of fixtures or personal property in the building are relevant to this determination.

4. The building lacks utility services, i.e., water, sewer, electric or natural gas.

5. The building is the subject of a foreclosure action.

6. The building is not actively for sale as part of a contractual agreement to sell the building, the building lacks "for sale", "for rent" or similar signage.

7. The presence or recurrence of uncorrected code violations.

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

1. Unoccupied and unsecured; or

2. Unoccupied and secured by boarding or other similar means; or

3. Unoccupied and a dangerous structure; or

4. Unoccupied and condemned by the Community Development Director pursuant to applicable provisions of this code; or

5. Unoccupied and has multiple code violations; or

6. Unoccupied and the building or its premises has been the site of unlawful activity within the previous six (6) months; or

7. Condemned by the Community Development Director and unlawfully occupied; or

8. Unoccupied for over one hundred eighty (180) days and during which time the Community Development Director has issued an order to correct public nuisance conditions and same have not been corrected in a code compliant manner; or

9. Unoccupied for over two (2) years.

10. An "abandoned residential property," as defined in 65 ILCS 5/11-20-15.1 as a residential dwelling unit that has been unoccupied by any lawful occupant or occupants for at least 90 days, and for which after such 90 day period the Village has made good faith efforts to contact the legal owner or owners of the property or, if known, the agent of the owner, and no contact has been made.

But not including:

Unoccupied buildings which are undergoing construction, renovation, or rehabilitation and which are in compliance with all applicable ordinances, codes, legislation, and regulations, and for which construction, renovation or rehabilitation is proceeding diligently to completion.

(D) Determination: Within sixty (60) days after the effective date of this section 4-11-5, the Community Development Director shall evaluate all buildings in the Village he believes to be unoccupied on the effective date of this section 4-11-5 and make a determination for each as to whether the building is a "vacant building" within the meaning of section 4-11-5(C) of this code. The Community Development Director may determine that a building which meets any of the criteria set forth in this section is not to be regulated under this section 4-11-5 for a stated period, if upon consideration of reliable, substantiated and sufficient evidence, he or she determines that regulation of the building under this section 4-11-5 would not serve the public health, welfare, and safety and makes written findings in support of his decision. The determination shall be in writing and shall state the factual basis for the determination. For buildings the Community Development Director determines to be "vacant buildings", notice of the determination will be sent to the last taxpayer of record listed on the most recent DuPage County tax roll. The notice of determination shall be sent first class United States mail. Failure of delivery shall not excuse a person from complying with this section 4-11-5. The Community Development 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 Community Development Director shall maintain a record of such mailing for each notice of determination sent.

The notice shall specify a date and time on which the owner shall allow for a code compliance inspection of the interior of the vacant building to determine the extent of compliance with Village property, building codes, health, fire, water and sewer codes. The owner shall pay the five hundred dollar ($500.00) inspection fee to the Village within thirty (30) days of the inspection. An unpaid fee shall be a lien upon the premises.

The notice 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 4-11-5(F) of this code, and a notice of the owner's right to appeal the Community Development Director's determination.

(E) Appeal of Determination: An owner of a building determined by the Community Development Director to be a vacant building as provided for in this section 4-11-5 may appeal that determination to the Community Development Director. Such appeal shall be in writing and shall be filed with the Community Development Director 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 building as required by section 4-11-5(F) of this code. The appeal shall contain a complete statement of the reasons the owner disputes the Community Development 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 Community Development Director shall decide the appeal on the basis of facts presented by the owner in his or her written appeal and the Community Development Director's written determination.

1. The burden is upon the owner to present sufficient evidence to persuade the Community Development Director that had the evidence been known to the Community Development Director at the time the Community Development Director made the determination, the Community Development Director would more likely than not have determined that the subject building was not a "vacant building" within the meaning of this section 4-11-5.

2. The Community Development Director shall send written notice of his decision to the owner within ten (10) days of his or her receipt of the appeal. The Community Development Director may, but is not required to, seek additional information from the owner. The Community Development Director may, upon written notice thereof to the owner, take no more than ten (10) additional days, to decide the appeal if he or she determines that such additional time is required for consideration of the appeal.

3. An owner who wishes to challenge applicability of this section 4-11-5 to his/her building without the Community Development Director's determination having been made, shall set forth specific facts to support nonapplicability in a writing to the Community Development Director. In the event the Community Development Director determines that the subject building is a "vacant building", the owner shall have the right to appeal the Community Development Director's determination to the Community Development Director as provided for herein.

(F) Obligation To Register: 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 section 4-11-5 after the effective date of this section 4-11-5 or the owner of a building, which the Community Development Director determines at any time to be a "vacant building", or the owner of a building whose appeal from the Community Development Director's determination has been denied by the Community Development Director shall take the actions provided for in this section within fifteen (15) days after either the date of the Community Development Director's notice of determination or occurrence of the facts which would cause a reasonable person to believe that the building was a "vacant building", or denial of the appeal, whichever is applicable. Registration does not exonerate the owner from compliance with all applicable codes and ordinances, including this section 4-2-6, nor does it preclude any of the actions the Village is authorized to take pursuant to this section 4-11-5 or elsewhere in this code.

1. Registration Requirements:

   (a) Register the building with the Community Development Director, on a form provided by the Community Development Director and pay the two hundred dollar ($200.00) annual nonprorated vacant building registration fee. 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 interest in the building or the premises. The form shall require the owner to identify a natural person twenty one (21) years of age or older who maintains a permanent address in DuPage County, Illinois, to accept service on behalf of the owner with respect to any notices the Community Development Director sends pursuant to this section 4-11-5 or service of process in any proceeding commenced to enforce any provision of this section 4-11-5, and file with the Community Development 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) 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

   (c) 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.

2. Notice; Inspection: The form shall require the owner to indicate his or her "acceptance of notice by posting" consenting to service of notices sent or required to be sent, pursuant to this section 4-11-5, by posting on the building if the owner fails to renew the registration if required, or maintain as current with the Community Development Director the information

required regarding the person designated to accept notice and service of process.

The owner shall allow for a code compliance inspection of the interior of the vacant building and shall pay the five hundred dollar ($500.00) fee therefore within thirty (30) days of the inspection. Such inspection will determine the extent of compliance with Village property, building codes, health, fire, water and sewer codes. The Village shall send the inspection report to the owner within thirty (30) days.

3. Insurance: Obtain liability insurance and maintain such insurance for as long as the building is vacant, and file evidence of such insurance with the Community Development 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: At the time a building is registered as required herein, the owner shall submit a vacant building plan. The Community Development Director may prescribe a form for the plan. If the owner fails to submit the plan as provided for by this section 4-11-5, the Community Development Director may determine the plan. 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 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 Community Development Director and available from the Community Development 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 Community Development Director may waive the requirement of an enclosure.

   (b) For buildings and premises thereof which are determined by the Community Development Director as being or containing public nuisances, as defined in section 4-11-5(C) of this code, then the vacant building 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 Community Development Director.

(d) When the owner proposes to demolish the vacant building, then the owner shall submit a plan and time schedule for such demolition.

(e) A plan of action to maintain the building and premises thereof in conformance with this section 4-11-5.

(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) of commencement and completion of all actions required to achieve habitability. No plan which provides for compliance with this section 4-11-5 or, which will not, as determined by the Community Development Director, achieve such compliance, within six (6) months, in the case of a vacant boarded building, and two (2) years, in the case of a vacant, unboarded, and code compliant building will be approved.

(g) All premises upon which unoccupied or vacant buildings are located and the exteriors shall at all times be maintained in compliance with this code.

(h) Exterior lighting according to standards established by the Community Development Director and available from the Community Development Director.

5. Security Guard Service: On written notice of the Community Development Director, provide bonded, licensed, and insured security guard service at the building between the hours of three o'clock (3:00) P.M. and eight o'clock (8:00) A.M. Such service to remain in place until the Community Development Director gives written notice that the service is no longer required. Such service shall be required when the Community Development Director makes a written determination that the vacant 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 boarding and securing the building are insufficient to prevent the actual or threatened harm.

6. Signage: Affixed to any building which is boarded, no smaller than two feet by two feet (2' x 2') and compliant with the Village's sign regulations and providing the following information: The name, address, and telephone number of the owner, 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.

7. Approval of Plan.

(a) Review Building Plan: The Community Development Director shall review the proposed vacant building plan in accordance with the standards below. The Community Development Director shall send notice to the owner of the vacant building of his determination.

(b) Standards For Plan Approval: In considering the appropriateness of a vacant building plan, the Community Development Director shall include the following in his or her consideration and shall make written findings as to each:

(1) The purposes of this section 4-11-5 and intent of the Village 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.

8. Authority To Modify Plan, Right Of Appeal. The Community Development Director shall, upon notice to the vacant building owner, have the right 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 section 4-11-5 he or she deems necessary to protect the public health, safety, or welfare.

9. Failure To Comply With Plan. Failure to have an approved plan within thirty (30) days of filing the registration form or failure to comply with the approved plan shall constitute a violation of this section 4-11-5 subjecting the owner of the building to penalties as provided in this section 4-11-5 and to any remedies the Village may avail itself of as provided for herein and elsewhere in this code, including, but limited to, an action to compel correction of property maintenance violations.

(G) Other Enforcement: The registration of a vacant building shall not preclude action by the Village to demolish or to take other action against the building pursuant to other provisions of this section 4-11-5, this code, or other applicable legislation, including the activities authorized by subsection (H).

(H) Property Maintenance:

1. Nuisance Abatement. The Village is authorized to perform or provide for property maintenance activities to abate a nuisance caused by a vacant building, including the following:

(a) Cutting and removal of neglected weeds, grass, trees, and bushes as authorized by section 8-4-7 of the Village Code and 65 ILCS 5/11-20-7;

(b) Pest control activities, as authorized by 65 ILCS 5/11-20-8;

(c) Removal of infected trees as authorized by section 5-26-4 of the Village Code and 65 ILCS 5/11-20-12;

(d) Removal of garbage, debris, and graffiti as authorized by section 8-2-2 of the Village Code and 65 ILCS 5/11-20-13, and

(e) Removal, securing, and enclosing abandoned residential properties, as authorized by subsection 4-11-5(J) and 65 ILCS 5/11-31-1.01.

2. Charges for Nuisance Abatement. The Village shall have the authority to collect from the property owner the costs incurred in performing the property maintenance activities to abate the nuisances described in this subsection 4-11-5(H). The Village shall send a bill for the cost to the property owner, his agent, legal representative, or occupant in legal possession or control of the premises.

3. Traditional Lien Procedure. If a bill sent pursuant to paragraph 2 is not paid in full within 30 days of the date of the bill, the Village shall have the authority to file and record a lien against the property, pursuant to Section 11-20-15 of the Illinois Municipal Code, 65 ILCS 5/11-20-15. If, for any one property, the Village engaged in any nuisance abatement activity described in paragraph 1 on more than one occasion during the course of one year, then the Village may combine any or all of the costs of those activities into a single notice of lien. The lien must be filed in accordance with the lien procedure established by the specific Code provision of which the property is alleged to be in violation or, if no such procedure exists, then the following procedure shall apply

(a) Notice of Lien. The Village or the person performing the service by authority of the Village, in its, his or her own name, may file a notice of lien in the office of the recorder of deeds in the county in which the real estate is located. The notice of lien shall be filed within one year after the cost and expense is incurred. If, for any one property, the Village engaged in any nuisance abatement activity described in Paragraph 2 on more than one occasion during the course of one year, then the Village may combine any or all of the costs of those activities into a single notice of lien.

The notice of lien shall consist of a sworn statement setting forth:

(1) A description of the real estate that sufficiently describes the parcel;

(2) The amount of the cost and expense incurred or payable for the activities; and

(3) The date or dates when such cost and expense was incurred by the Village or someone working on behalf of the Village.

After recording, the notice of lien shall be sent by certified mail to the property owner, his agent or legal representative or occupant in legal possession or control of the premises and, if different, to the person who received the tax bill for the preceding year.

(b) Release of Lien. Upon payment of the cost after the notice of lien has been filed as provided herein, the lien shall be released by the Village or person in whose name the lien has been filed, and the release shall be recorded of record in the same manner as recording the notice of lien.

(c) Foreclosure of Lien. Subsequent to the filing of the above-described lien, the Village may cause to be filed a complaint for foreclosure of such lien, or upon becoming a defendant in a pending lawsuit affecting the premises or real estate, by answer to the complaint or in the nature of an intervening petition or cross-complaint the Village may proceed in its corporate name to foreclose such lien. An action to foreclose a lien under this Section must be commenced within two years after the date of filing notice of lien. The property subject to a lien arising under this article shall be sold for nonpayment of the same, and the proceeds of such sale shall be applied to pay the monies owing the Village.

4. Priority Lien Procedure. The priority lien procedure described in this Paragraph 4 shall apply only to costs incurred for activities performed on abandoned residential properties, as defined in subsection 4-11-5(C) and is an alternative to the traditional lien authorized by paragraph 3. If a bill sent pursuant to paragraph 2 is not paid in full within 60 days of the date of the bill, the Village shall have the authority to file and record a priority lien against the property, pursuant to Section 11-20-15.1 of the Illinois Municipal Code, 65 ILCS 5/11-20-15.1, in the following manner:

(a) Notice of Lien. The Village or the person performing the service by authority of the Village, in its, his or her own name, may file a notice of a priority lien in the office of the recorder of deeds in the county in which the real estate is located. The notice of lien shall be filed within one year after the cost and expense is incurred. If, for any one property, the Village engaged in any nuisance abatement activity described in paragraph 2 on more than one occasion during the course of one year, then the Village may combine any or all of the costs of those activities into a single notice of lien.

The notice of lien shall consist of a sworn statement setting forth:

(1) A description of the abandoned residential property that sufficiently describes the parcel;

(2) The amount of the cost incurred or payable for the activities; and

(3) The date or dates when such cost was incurred by the Village or someone working on behalf of the Village; and

(4) A statement that the lien has been filed pursuant to one or more of the property maintenance activities described in Paragraph 2 and authorized by 65 ILCS 5/11-20-7(d), 65 ILCS 5/11-20-8(d), 65 ILCS 5/11-20-12(d), 65 ILCS 5/11-20-13(e), 65 ILCS 5/11-31-1.01, as applicable.

After recording, the notice of lien shall be sent by certified mail to the property owner, his agent or legal representative or occupant in legal possession or control of the premises and, if different, to the person who received the tax bill for the preceding year.

The Village may not file a lien if the lender has provided notice to the Village that the lender has performed, or will perform, remedial actions; provided, however, that the remedial actions must be performed or initiated in good faith within 30 days of the lender's notice to the Village.

(b) Recordkeeping. To enforce a lien pursuant to this paragraph 4, the Village must maintain contemporaneous records that include, at a minimum:

(1) a dated statement of a finding by the Village that the property has become abandoned residential property;

(2) the date when the property was first observed to be unoccupied by any lawful occupant;

(3) a description of the actions taken by the Village to contact the legal owner of the property, or if known, any agent of the owner;

(4) a statement that no contacts were made with the legal owner or, if known, any agent of the owner;

(5) a dated certification by a Village official of the necessity and specific nature of the work performed;

(6) a copy of the agreement with the person or company performing the work and the rates and estimated cost of the work, if applicable;

(7) detailed invoices and payment vouchers for the work;

(8) a statement whether the work was competitively bid, and if so, a copy of all proposals submitted by the bidders.

(c) Release of Lien. Upon payment of the cost after the notice of lien has been filed as provided herein, the lien shall be released by the Village or person in whose name the lien has been filed, and the release shall be recorded of record in the same manner as recording the notice of lien.

(d) Enforcement of Lien. A lien under this paragraph 4 is enforceable by the Village, or entity or person who performs work on behalf of the Village, at the hearing for confirmation of the foreclosure sale of the abandoned residential property and is limited to a claim of interest in the proceeds of the sale. The priority lien is superior to all other liens and encumbrances, except tax liens.

(I) Certification: A certificate of code compliance for vacant buildings issued by the Village and payment in full of all fees imposed pursuant to this section 4-11-5 are required prior to any occupancy of a vacant building.

(J) Boarding of Buildings: It is the policy of the Village of Lisle that boarding is a temporary solution to prevent unauthorized entry into a vacant building and that boarded buildings are a public nuisance. A vacant building may not remain boarded longer than six (6) months unless an extension of that time is part of a plan approved by the Community Development Director. A vacant building which is unboarded and code compliant and for which boarding is determined by the Community Development Director on the basis of police reports, citizen complaints, and other information of other type considered reliable by reasonable persons, to not require boarding to prevent unauthorized entry may not remain vacant for more than two (2) years without an approved plan for occupancy, sale, demolition, or other disposition of the building.

(K) Enforcement and Penalties:

1. Any person found to have violated any provision of this section 4-11-5 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 Village. 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 Village may have thereon.

2. A separate and distinct offense shall be committed each day on which such person or persons shall violate the provisions of this section 4-11-5.

3. Nothing herein contained shall prohibit the Village from immediately condemning as provided for 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 3: Effective. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 21ST day of JUNE, 2010.

AYES: TRUSTEES YOUNG, SCHMITT, CAWIEZEL, LAFOND, MODAFF AND MAYOR BRODA

NAYS: NONE

ABSENT: TRUSTEE BOYLE

APPROVED this 21ST day of JUNE, 2010.

Joseph J. Broda
Mayor

Attest:

Timothy J. Sexton
Village Clerk
By Kristine Curran, Deputy Clerk

VILLAGE OF LISLE
CORPORATE
SEAL
ILLINOIS

Policy and governance

Vacant Structure Registration Ordinance

Mount Prospect

Goal

To bring vacant, noncomplying properties up to Village code to reduce neighborhood blight and instability.

Target

Vacant noncomplying properties.

Financing

Vacant structure registration, violation and nuisance fees.

Successes

About 20 noncomplying properties are brought into compliance each year.

Lessons learned

More aggressive enforcement of vacant properties has led to more stable property values despite foreclosure challenges. As a result, the Village has been able to generate buy-in and support from residents and landlords.

Program background

Even before the housing downturn in 2008, Mount Prospect was experiencing the negative effects that unmaintained vacant properties can have on neighborhood safety, real estate values and village resources. As a result of these challenges, the Village introduced its Vacant Structure Registration Ordinance in 2006. The ordinance holds owners accountable for vacant properties that, uncared for, are costly and cumbersome for the Village to maintain.

While many municipalities require all vacant properties to be registered, Mount Prospect only requires noncomplying structures to register. Inspectors are assigned specific areas of responsibility, and residents often take a proactive approach and report problem areas to Village staff.

How it works

Every property found to be noncompliant is served with a code violation notice with a "cure date" that serves as a cutoff for corrective action. On average, Mount Prospect registers 20 buildings per year, all of which are required to pay a $500 per year registration fee. With the registration application, property owners must include a statement of intent with a timeline for rehabilitation or demolition, and how they plan to adequately maintain the property and avoid future violations.

Responsible parties that do not take corrective action before the date issued are subject to a $50 per day fee for each violation, in addition to a $50 per day nuisance fee. If further inaction persists, the Village can take steps to abate the property (usually at an average cost of $800), which would then be placed as a lien on the property.

The Village has recovered a high percentage of their abatement costs since the ordinance was created and, combined with registration fees and penalties, has created a self-sustaining and effective program. Using transfer stamps ensures collection of any outstanding fines and fees and incentivizes corrections of outstanding violations. Since most distressed properties in Mount Prospect are being transferred to new owners through short sales, debts to the Village are repaid in a timely manner. The new buyer assumes responsibility for fixing any violations they have inherited, and often works with Village staff to establish an agreement that will bring a property into compliance. Owing to the strict enforcement of the ordinance, Mount Prospect has never had to register a property for more than one year.

Contact

Department of Community Development, Village of Mount Prospect
847-818-5328, comdevdept@mountprospect.org, www.mountprospect.org

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How Can Municipalities Confront the Vacant Property Challenge?

An Appendix to the Toolkit

Business and Professional People for the Public Interest
Chicago Metropolitan Agency for Planning
Metropolitan Mayors Caucus

August 2010

TOOL 1: AN EARLY WARNING DATABASE

The information below supplements the key questions section of the Vacant Properties Toolkit and includes more information on indicators for at-risk properties and neighborhoods.

Who will use the database and for what purpose?

There are many potential users of an early warning database. Each user might benefit from the same data, but will use the information in different ways. For example:

- The code enforcement department might want to target inspections around problem properties or areas, identify and engage owners of problem properties, or enlist community groups as partners in neighborhoods where there are problems.
- The police department might want to watch for crime in and around vacant properties.
- The fire department might want to inspect vacant buildings for fire hazards, or determine whether they are safe to enter.
- The community development department might wish to target specific neighborhoods for city programs, planning or revitalization efforts.
- Developers might want to identify acquisition and development opportunities.
- Community-based organizations may want to identify properties to monitor, reach out to owners of problem properties, or partner with the municipality in maintaining properties or developing programs to address the particular needs of the neighborhood.

What information should be included in the database?

Generally, two types of information are used in early warning databases – information that is specific to properties (property-level data) and information that relates to larger geographic areas, such as a block or cluster of blocks, a census tract or cluster of census tracts, or entire neighborhoods (area-level data). There is overlap between these two types of data, and a municipality creating such a system will determine which indicators are most important and can be obtained most easily and readily for its purposes.

What data can be used to identify problem properties?

If a municipality's objective is to identify problem properties, it's database should include one or more property-specific indicators of vacancy. The following chart summarizes property information that can be used to identify whether a property is at risk for vacancy, and notes where such information might be collected. [1]

[1] This chart, except for the addition of the "foreclosure" category, is excerpted in part from Alan Mallach, *Bringing Buildings Back: From Abandoned Properties to Community Assets*, National Housing Institute, Montclair, New Jersey, 2006, p. 20.

Category	Indicator	Data Source
Property tax status	Tax arrears (duration and amount) Tax liens (number and amount)	County tax collection office
Other municipal liens	Utility liens (number and amount) Nuisance abatement liens	Municipal or county tax collection treasurer, or finance department
Nuisance abatement actions	Nuisance abatement actions by type Receivership status	Municipal buildings or inspection department
Code violations	Complaints Citations Court actions arising from uncorrected violations	Municipal buildings or inspection department
Vacancy and abandonment	Number of utility shut-offs Mail stops and forwarding	Public utility U.S. Postal Service[2]
Crime	Crime reports at address Crime reports on block	Municipal police department
Foreclosure	*Lis Pendens* (a legal document that indicates the initiation of a foreclosure) Notice of Confirmation of Sale (a legal document that indicates the completion of foreclosure)	Notice provided to municipalities under new Illinois law (*See Tool 2)*; also County Recorder of Deeds Notice provided to municipalities under new Illinois law; also County Recorder of Deeds

What are some of the best predictors of vacancy?

It is not necessary and may not be practical for a municipality to include every indicator of vacancy in its early warning database. Municipalities have found the following to be particularly reliable in identifying properties that are likely to be vacant:

- ***Utility Information.*** One of the clearest indicators that a property has become vacant is utility usage. Of all the utility measures, water use is the most effective indicator of vacancy.[3] There are at least two ways to consider water use as an indicator of vacancy. First, if the levels of use are negligible, it is likely that no one is living in the property. Yet in certain homes – such as second homes or vacation homes – this may not be an indicator of vacancy. Thus, a second indicator of vacancy is whether the water has been

[2] An aggregated form of the postal data is available at http://www.huduser.org/DATASETS/usps.html.
[3] Amy E. Hillier et al., *Predicting Housing Abandonment with the Philadelphia Neighborhood Information System,* p. 12, 2003, http://repository.upenn.edu/cgi/viewcontent.cgi?article=1006&context=cplan_papers.

shut off because the bills have not been paid. While water shut-off information is a more accurate indicator of vacancy than low water use information, water shut-off information comes later in the process of vacancy than low water use. Water usage information can also be helpful in detecting serious damage to a vacant property. If there is a sudden dramatic spike in water use after a period where use has been negligible, it is likely that the pipes of a vacant home have burst. These homes must be addressed quickly to avoid mold problems that can have repercussions for neighbors.

- ***Tax Delinquency Information.*** Information on property tax delinquencies – e.g., amount of taxes owed, the duration of delinquencies, notice of tax sales – can also be a particularly useful warning sign for vacancy. Municipalities should be able to access this information through their county treasurers and/or through county data that is available online. For example, the Cook Country Treasurer's office provides such data to municipalities, typically through their finance departments, which can be accessed by entering a log in number and password.

- ***Foreclosure Information***. Initiation of the foreclosure process is a clear indicator that the property may be at risk of vacancy. New legislation in Illinois requires that lenders notify municipalities when the foreclosure process is initiated and when it is completed, and provide relevant contact information. (*See Tool 5* for more information about how to receive notification under the new law.)

What data can be used to help municipalities identify at-risk neighborhoods?

Aggregating the types of property-specific information identified above within larger geographic areas (e.g., blocks, census tracts, or neighborhoods), enables municipalities to analyze conditions, changes and opportunities within such areas to identify those that are at-risk and to inform decisions about how and where to allocate code enforcement and other limited resources. Area-level information, such as general property characteristics, social and demographic trends and real estate market conditions can also be very useful to identify problem neighborhoods and inform neighborhood planning and program development. The following chart summarizes examples of these additional types of information.

Category	Indicator	Data Source
Property characteristics and conditions	Properties by type and use Properties in public ownership as percentage of total properties Number and location of brownfield sites Percentage of properties that are owner occupied Number and percentage of vacant properties by type (prior use, whether vacant building or vacant lot)	Municipal planning or community development office Census data Survey
Residential sales	Number of sales Sales price change from preceding year Days on market change Characteristics of buyers	County clerk or Multiple Listing Service Sample surveys
Home mortgage transactions	Number of conventional home mortgages made Change from preceding year	Home Mortgage Disclosure Act (HMDA) data[4]
Property improvement activity	Number and value of building permits issued Number and amount of home improvement loans	Municipal permitting office HMDA data
Rent levels	Distribution of rental units by rent level and number of bedrooms Change from preceding year	Landlord reporting under landlord registration ordinance Census data
Crime statistics	Number of major crimes per capita Crime rate change from preceding year	Municipal police department
Fire statistics	Number of fires as percentage of structures Change from preceding year	Municipal fire department
Population and demographic statistics	Social and economic characteristics of population School enrollment trends Temporary Assistance for Needy Families (TANF) and other social service demand trends	Census data School district Social service agencies

[4] HMDA data is available at http://www.ffiec.gov/hmda/ or http://www.ffiec.gov/hmda/online_rpts.htm. A report on how to use HMDA data is available at http://www.urban.org/UploadedPDF/1001247_hdma.pdf.

How should the database be managed?

Determining who will manage the database will depend in large part on its complexity and on the staffing resources available. If the database is simple, various personnel could input data themselves or a single person could be responsible for collecting information from various personnel and entering it in the database. If multiple people are inputting data, a municipality could consider identifying a single person who would be responsible for ensuring that information is being updated and entered in a consistent manner. If the database becomes more complex, it might be necessary to hire a technician to maintain it. At even larger sizes, a university or non-profit might be considered for management. A national resource for more information on these complex database systems is the National Neighborhood Indicators Partnership (see http://www.urban.org/nnip).

Additional Resources:

Amy E. Hillier et al., *Predicting Housing Abandonment with the Philadelphia Neighborhood Information System,* p. 12, 2003, http://repository.upenn.edu/cgi/viewcontent.cgi?article=1006&context=cplan_papers.

Alan Mallach, *Bringing Buildings Back: From Abandoned Properties to Community Assets*, National Housing Institute, Montclair, New Jersey, 2006.

TOOL 2: IDENTIFYING A PARTY RESPONSIBLE FOR PROPERTY MAINTENANCE

The information below supplements the key questions section of the Vacant Properties toolkit, and includes additional information about resources for identifying responsible parties.

How to determine which entity to contact?

There are a variety of ways to get information about what parties have a legal and financial interest in a vacant property.

- ***Property Tax Information***: Financial institutions often pay property taxes even when they do not own a property. This means that municipalities can often identify an interested financial institution by contacting the county assessor and requesting the mailing address on the property tax bill.[1]

- ***Record of Deed***: The record of deed for a property lists both the property owner and the mortgagee (the lender or entity that has a security interest in the property). Note, however, that information on the deed – especially the identity of the mortgagee – is often out of date. The bank that originally made the loan almost certainly registered with the recorder of deeds, but that bank may have sold the rights to the loan to another entity, which may not have registered its interest in the property. However, if the property is Real Estate Owned, the record of deed is likely to accurately reflect the true ownership interest. Contact the county recorder of deeds to find the record of deed. [2]

- ***Mortgage Electronic Registration System (MERS)***: MERS is an electronic information system used by the mortgage industry to record property information. A complete MERS listing includes contact information for the current mortgagee, the servicer and the person responsible for property maintenance and preservation. Much of the MERS database is intended for use by financial institutions, but any government entity can subscribe to MERS LINK, a free MERS database, to access relevant information.[3] Municipalities can find a property on MERS LINK by providing the property's common address, the homeowner's social security number, or the homeowner's name.

- ***Lis Pendens***: The *Lis Pendens* is a document filed by a financial institution when it initiates a foreclosure on a property. The *Lis Pendens* includes the name of the bank or financial institution that is initiating the foreclosure, and the foreclosing attorney. The *Lis*

[1] The Cook County Assessor's office provides basic property information here: http://198.173.15.21/ccao/FindMyParcel.asp.

[2] Cook County record of deed information can be accessed here: http://www.ccrd.info/CCRD/il031/index.jsp. DuPage County record of deed information can be accessed here: http://www.dupageco.org/recorder/generic.cfm?doc_id=332. The Cook County record of deed website requires the Property Index Number (PIN) number for a property in order to search for its records, while the DuPage County record of deed website allows searches with just a property address. To determine the PIN contact the county assessor. The Cook County Assessor's office provides PIN numbers here: http://198.173.15.21/ccao/FindMyParcel.asp.

[3] Government entities interested in signing up for MERS can find more information at: http://www.mersinc.org/ppc/index.aspx.

Pendens can be obtained from the county court clerk's office.[4] Additionally, under an Illinois law passed in 2009, municipalities will receive a copy of the *Lis Pendens* directly. Some municipalities report that the foreclosing attorney, identified on the *Lis Pendens*, is often helpful in locating someone who can take responsibility for addressing problems with a vacant property.

- ***Notice of Confirmation of Sale***: The notice of confirmation of sale is a document sent by a bank when a foreclosure sale is confirmed. The notice includes the name, address and telephone number of the new owner of the property. A municipality may contact the new owner with concerns about the property. Under a new Illinois law passed in the fall of 2009, municipalities will receive a copy of the notice of confirmation of sale directly.

Additional Resources:

Linda Pieczynski's blog at http://www.codeattorney.com/ Linda is an attorney whose practice includes a special emphasis on municipal prosecution in the areas of zoning, property maintenance and building code violations. Her blog includes useful information about a number of challenges municipalities face in engaging in successful code enforcement, including contacting financial institutions.

[4] *Lis Pendens* filed in Cook County can be found using a PIN number at http://198.173.15.31/V2/COUNTY/.

TOOL 3: COLLABORATION

The information below supplements the key questions section of the Vacant Properties Toolkit and includes additional information about collaboration.

What types of collaboration are possible among municipal departments?

- ***Exchanging Information***: Exchanging information can help code enforcement officials identify problem properties and address problems with those properties more efficiently. One common example of this level of collaboration is consistently sharing information about problem properties through a common database.

- ***Determining Priorities Jointly***: In planning how to address the foreclosure and vacancy challenge, staff from multiple departments can jointly establish priorities. For example, a municipality could determine that a particular area is a priority or that a particular type of problem, such as crime, is a priority. Additionally, departments might jointly determine the priorities for a particular property. For example, a municipality may determine that the priority for a particular property is to get the property boarded up or occupied. Discussions of priorities can be a first step toward more structured collaboration.

- ***Conducting Joint Inspections***: Code enforcement departments can collaborate with other groups in the field by conducting joint inspections. Joint inspection allows each group to use its comparative advantages to address a problem.

- ***Creating Task Forces***: Task forces provide a more structured environment for bringing together many different departments. Task forces meet on a regular basis and are often organized either around a specific problem property or around broader, long-term issues.

Which municipal departments should collaborate on addressing vacant property issues?

- ***Police Department***: Police are an essential ally for code enforcement officials because they work in the community and often have a great deal of information about problem properties and neighborhoods. Code enforcement officials and police officers should also consider joint inspections. Joint inspections allow the police to pursue criminal action against particularly dangerous owners and code enforcers to shut down criminal hot-spots by citing code violations.

- ***Fire Department***: Code enforcement officials should inform the fire department about which properties are vacant. Such properties pose special hazards to firefighters. Firefighters should not enter a property unaware that it is vacant. Code enforcement officials may also consider conducting joint inspections with fire inspectors so that fire inspectors can identify and abate fire threats.

- ***Municipal Attorney***: A municipal attorney is critical to assisting with enforcement of municipal requirements related to vacant property and can offer advice on complex cases in which the powers of the code enforcement department are in question.

- ***Public Works***: Public works departments secure properties and maintain property exteriors. Public works employees also are often in the community and should routinely inform code enforcement officials upon observation of problem properties.

- ***Water Department***: Water data should be shared between the water department and the code enforcement department because water use is one of the strongest indicators of property vacancy. Code enforcement data on vacant properties should be shared with the water department so that the water department can consider shutting off water on properties known to be vacant.

Which groups outside local government should municipalities collaborate with?

- ***Other Local Governments***: If code enforcement officials share information with the county and other municipalities, all can learn valuable information about which owners systematically avoid property maintenance.

- ***Community Developers***: Code enforcement departments can benefit when community developers take control of properties and rehabilitate them. Code enforcement officials can aid community developers by providing developers with information about properties that may be particularly attractive for rehabilitation.

- ***Neighborhood Groups***: Neighborhood groups often serve as extra eyes and ears for code enforcement officials, helping to identify problem properties and problem owners. Neighborhood groups can help maintain properties as well, organizing neighborhood clean-up days, lawn-mowing events and the like.

- ***Property Owners***: Municipalities can provide assistance and incentives to responsible property owners, including landlords. Some owners, particularly those who are elderly and poor, fail to maintain property simply because they lack the resources, expertise or physical capacity to do so. Municipalities can assist these owners by providing them with information and financial assistance where appropriate. For example, many communities offer loan assistance programs for small home repairs. Code enforcement departments can also encourage owners to maintain their properties by lowering fees for permits and registries if an owner is rehabilitating a property, accelerating the permit process for rehabilitation and providing lien forgiveness for owners engaged in property rehabilitation.

Additional Resources:

Alan Mallach, *Bringing Buildings Back: From Abandoned Properties to Community Assets*, National Housing Institute, Montclair, New Jersey, 2006.

Joseph Schilling, Code Enforcement and Community Stabilization: The Forgotten First Responders to Vacant and Foreclosed Homes 2009. Available at: http://www.vacantproperties.org/resources/documents/SchillingAlbanyLawReview.pdf.

Joseph Schilling et al., The Revitalization of Vacant Properties: Richmond, Virginia, 2002. Available at: http://www.icma.org/main/topic.asp?hsid=1&tpid=17&stid=93.

Daryl Stephens, Mortgage Foreclosure: Police-Community Response 2010. Available at: http://api.ning.com/files/I7BYZBEHeLgT9aMzDhRd3Af-vG8Nn7VIo6qyTmkLNptS35wm3vCU9X3kiO*bABSqhZT1kn8YqfRaKogY5vGj0pEgDkTq4jDl/Stephens_ForeclosuresPoliceReponse.pdf.

TOOL 4: A VACANT BUILDING REGISTRY

The information below supplements the key questions section of the Vacant Properties Toolkit, and includes examples of statutory provisions that address key elements of building registry programs.

A vacant building registry requires owners (and, in some cases, financial institutions with an interest in a property) to register vacant buildings with a municipality. When developing a registry ordinance, municipalities must consider what purposes they want their building registry program to serve. A registry can simply build upon related provisions that already exist in their codes. For example, if a municipality already has existing code provisions relating to vacant property, an ordinance establishing a vacant building registry could just amend the municipal code by adding a handful of provisions focused specifically on registration requirements. If there isn't already a set of municipal code requirements applicable to vacant property, or if the municipality seeks to strengthen requirements pertaining to vacant properties, an ordinance may be more comprehensive in its scope, including both registration requirements and additional obligations, such as securing and maintaining vacant properties and implementing plans to return them to productive use.

This appendix identifies key provisions and options to be weighed in developing an effective vacant building registry ordinance. It is organized as follows:

1. Why Should a Municipality Establish a Vacant Building Registry?
2. What Parties Should Be Subject to Registration Requirements?
3. What Properties Should Be Subject to Registration Requirements?
    a. Vacant Properties
    b. Non-Vacant Properties in Foreclosure
4. What Requirements Should Be Imposed on Registrants?
    a. Registering
    b. How Should the Registration Fee Be Structured
    c. Should There Be Fee-Related Incentives?
    d. Providing Contact Information for Responsible Parties
    e. Securing and Maintaining Vacant Property
    f. Ensuring Property Inspections
    g. Maintaining Liability Insurance
    h. Developing a Vacant Building Plan
5. What Are the Consequences of Non-Compliance?
6. Should There Be an Opportunity to Appeal?

Each provision can be considered separately and then evaluated in terms of how they work together and with related code enforcement and nuisance provisions.

Why Should A Municipality Establish a Vacant Building Registry?

Many ordinances begin with a statement of findings about the conditions that require the municipality to regulate vacant properties. Many also include a statement of the purpose of the ordinance. Following are excerpts from ordinances in Mount Prospect and Oak Forest, Illinois.

A. *From time to time there are structures within the village that are not in compliance with village regulations, have become a threat to life and property or are vacant or abandoned. Therefore, the village board of Mount Prospect makes the following findings and declarations:*
    1. *Noncomplying structures must promptly be made safe and secure to protect the public safety and are declared to be a nuisance subject to the abatement process set forth in this article.*
    2. *Noncomplying structures are dangerous and unsafe in that they are extremely vulnerable to fire, flooding, collapse or other hazards.*
    3. *Noncomplying structures are a blight on their neighborhoods, cause deterioration and instability in their neighborhoods and have an adverse impact on other properties.*
    4. *Structures that were previously used or occupied and have since become vacant have a significant and detrimental impact on the local real estate market.*
    5. *Structures that are vacant and not properly secured attract vagrants and criminals and are prime locations to conduct illegal activities, including arson and drug use.*
    6. *Structures that are vacant and unsecured pose serious threats to the public's health and safety and therefore are public nuisances.*
    7. *Immediate abatement of these hazards or rehabilitation of these structures is necessary to prevent unsightly blight and the deterioration of neighborhoods with the consequent adverse impact on the value of adjacent and nearby properties. Such actions are also necessary to secure the public safety and to ensure and enhance the vitality and livability of our neighborhoods.*
    8. *Communication between owners of noncomplying structures and the village is essential for effective allocation of public resources and the maintenance of public health, welfare and safety in regards to such structures.*

B. *The purpose of this article is to establish necessary measures to abate the public nuisances, blight, negative housing market impact and other harmful effects associated with noncomplying and vacant structures.*

(Mount Prospect)

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

1. *Establishes a program for identification, registration, and regulation of buildings which are or become vacant . . . .*
2. *Determines the responsibilities of owners of vacant buildings.*

3. *Provides for administration, enforcement, including abatement of public nuisances, and imposition of penalties.*

(Oak Forest)

What Parties Should Be Subject to Registration Requirements?

Vacant building registry programs typically apply to property owners. As a result of the foreclosure crisis, however, many owners have left their properties and cannot be found. To increase the likelihood that their properties will be adequately maintained and secured, some communities, like Chula Vista, California, and Boston, impose the obligation to register on financial institutions with an interest in the property. Following are excerpts from the ordinances in these communities defining who must register.

Any Responsible Party/Beneficiary** or their designee shall perform an inspection of the Property that is the security for the Deed of Trust, upon default by the Trustor, within ten (10) days of recording a Notice of Default with the San Diego County Recorders Office. If the property is found to be vacant or shows evidence of vacancy, it is, by this chapter, deemed abandoned and the Responsible Party/Beneficiary shall, within ten (10) days of the inspection, register the Property.*

**"Responsible Party" means the Beneficiary that is pursuing Foreclosure of a Property subject to this ordinance secured by a mortgage, Deed of Trust or similar instrument or a Property that has been acquired by the Beneficial interest at Trustee's Sale.*

***"Beneficiary" means a lender or other entity under a note secured by a Deed of Trust.*
(Chula Vista)

All owners must register. . . .*

**"Owner" means every person, entity, service company, property manager or real estate broker, who alone or severally with others:*

(1) has legal or equitable title to any dwelling, dwelling unit, mobile dwelling unit, or parcel of land, vacant or otherwise, including a mobile home park; or
(2) has care, charge or control of any dwelling, dwelling unit, mobile dwelling unit or parcel of land, vacant or otherwise, including a mobile home park, in any capacity including but not limited to agent, executor, executrix, administrator, administratix, trustee or guardian of the estate of the holder of legal title; or
(3) is a mortgagee in possession of such property; or
(4) is an agent, trustee or other person appointed by the courts and vested with possession or control of any such property; or
(5) is an officer or trustee of the association of unit owners of a condominium. Each such person is bound to comply with the provisions of these minimum standards as if he were the owner. However, this ordinance shall not apply to a Condominium Association . . . to the extent that such Association forecloses on or initiates the foreclosure process for unpaid assessments due or owning to the Association. Owner also means every person who operates a rooming house; or
(6) *is a trustee who holds, owns or controls mortgage loans for mortgage backed securities transactions and has initiated the foreclosure process.*
(Boston)

What Properties Should Be Subject to Registry Requirements?

Vacant Properties

Most registry programs apply to vacant property, but the definition of what constitutes a vacant property varies among communities. Some communities, like Burlington, Vermont, define vacancy based on how long the property has been vacant or unoccupied. Others, like Evanston, Illinois, define vacancy based on a combination of factors relating to the duration of the vacancy and the physical attributes of the building. Certain categories of vacant property – e. g., seasonal homes or properties under active construction, rehabilitation or repair – are typically excluded from the definition or may be exempted from certain requirements.

"Vacant structure" means any structure or building that is unoccupied by a person or occupied by unauthorized persons for 210 days, excepting permitted warehouse or permitted storage structures, garages, vacation or resort facilities or those buildings or structures only used on a seasonal basis, and those structures being newly constructed within the terms of their building and zoning permits or under substantial rehabilitation for a period of 1 year from the date that the building permit or zoning permit is issued – whichever is later.
(Burlington)

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; or

(C) Unoccupied and a dangerous structure; or

(D) Unoccupied and condemned by the director pursuant to applicable provisions of this code; or

(E) Unoccupied and has multiple code violations; or

(F) Unoccupied and the building or its premises has been the site of unlawful activity within the previous six (6) months; or

(G) Condemned by the director and unlawfully occupied; or

(H) Unoccupied for over one hundred eighty (180) days and during which time the director has issued an order to correct public nuisance conditions and same have not been corrected in a code compliant manner; or

(I) Unoccupied for over two (2) years.

But not including: Unoccupied buildings which are undergoing construction, renovation, or rehabilitation and which are in compliance with all applicable ordinances, codes, legislation, and regulations, and for which construction, renovation or rehabilitation is proceeding diligently to completion.

(Evanston)

Non-Vacant Properties in Foreclosure

Recognizing that properties in foreclosure are at high risk of vacancy or abandonment, some communities, like Boston, Massachusetts, apply the requirement to register not only to vacant properties but also to properties for which foreclosure has been initiated, whether or not the property is vacant. For example, Boston's ordinance provides that *"All owners must register vacant and/or foreclosing residential properties . . . ."*

What Requirements Should Be Imposed on Registrants?

Basic requirements include a requirement to register and pay a registration fee. Effective registration programs often include some combination of additional requirements to (1) identify, provide, and update contact information for responsible parties; (2) secure and maintain the property in accordance with local requirements and ensure periodic property inspections; (3) maintain a minimum level of liability insurance; and (4) develop a detailed plan for maintaining, rehabbing, reoccupying, or demolishing the building. The ordinance must also be clear about how much time owners have to take each of the required actions before penalties will be imposed.

Registering

The requirement to register should be an affirmative obligation on owners whose properties are covered by the ordinance. Making registration an affirmative responsibility enables the municipality to issue a violation notice if an owner fails to register, giving it added leverage in prompting registration. Following are examples from ordinances in Mount Prospect and Evanston.

When a structure becomes vacant, as defined [in the ordinance], the owner of the structure shall apply for and obtain a vacant structure registration certificate and pay the fee . . . .
(Mount Prospect)

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 [ordinance] after the effective date . . . or the owner of a building, which the director determines at any time to be a "vacant building", or the owner of a building whose appeal from the director's determination has been denied by the city manager" must register the building and comply with all of the applicable requirements.
(Evanston)

How Should the Registration Fee Be Structured?

The most effective vacant property registries require the payment of a registration fee, as well renewal fees at regular intervals. Revenue generated from such fees helps municipalities defray the costs incurred in monitoring vacant properties and enforcing vacant property requirements. The added cost of fees is also a critical factor in motivating owners to take action with respect to their vacant properties.

The fee can be structured in a variety of ways to encourage owners to respond. For example, Burlington, Vermont has a flat $500 fee, but it must be renewed quarterly. This creates an incentive to return the property to productive use as quickly as possible.

Wilmington, Delaware, uses a progressive fee structure that kicks in once the property has been vacant for 12 months and increases based on the duration of vacancy, regardless of whether there have been any changes in ownership of the property. This creates a stronger incentive every year to return the property to productive use.

Chicago uses a progressive fee structure in the event that a vacant property is in violation of any provision of the building code or fire code at the time of renewal. Chicago provides a base registration fee of $250, renewable every 6 months. However, if there are any violations at the time renewal is required, the base fee is doubled to $500; at the time of the next renewal, the base fee is tripled to $750 if there are any violations; and at the time of the next renewal, the base fee is quadrupled to $1,000 if there are any violations. The renewal fee remains at $1,000 for subsequent renewals if violations persist.

The following excerpts of ordinance language illustrate these three approaches to designing registration fees.

A fee of five hundred dollars ($500.00) shall be charged for a vacant building permit or renewal of such permits. The fee is to be paid at the time of application or renewal. No permit shall be issued prior to payment of the permit or renewal fee.*

** The permit shall be effective for a period of up to 3 months.*
(Burlington)

The owner of the vacant property as of November 1 of each calendar year shall be responsible for the payment of the non-refundable registration fee. Said fee shall be billed by the DLI and based on the duration of the vacancy as determined by the following scale:

i. No fee for properties that are vacant for less than one year;
ii. $500.00 for properties that are vacant for at least one year but less than two years;
iii. $1,000.00 for properties that are vacant for at two years but less than three years;
iv. $2,000.00 for properties that are vacant for at three years but less than five years;
v. $3,500.00 for properties that are vacant for at five years but less than ten years; and
vi. $5,000.00 for properties that are vacant for at ten years, plus an additional $500.00 for each year in excess of ten years.

(Wilmington)

The registration and renewal fee for each registered building shall be $250 (the "base registration fee"). Provided, however, that any vacant building subject to the base registration fee that is in violation of any provision of the building code or fire code at the time renewal is required shall be assessed a renewal fee of $500 for such renewal period (the "doubled period"). If a vacant building in the doubled period is in violation of any provision of the building code or fire code at the time renewal is required, the fee shall be $750 for such renewal (the "tripled period"). If a vacant building in the tripled period is in violation of any provision of the building code or fire code at the time renewal is required, the fee shall be $1,000 for such renewal, and shall remain at $1,000 for each subsequent renewal, if, at the time such renewal is required, the building is in violation (the "quadrupled period").*

**The registration shall remain valid for six months from the date of registration. The owner shall be required to renew the registration for successive six-month periods as long as the building remains vacant. . . .*
(Chicago)

Should There Be Fee-Related Incentives?

As a further incentive for owners to take appropriate action, some municipalities allow waivers or refunds of the registration or renewal fees. For example, Burlington's program includes liberal waiver provisions to encourage well-intentioned owners to try to sell or renovate their properties. Wilmington offers a one-time waiver of the registration fee if the owner is in the process of repairing, rehabbing, demolishing, selling or leasing the property. Cincinnati, Ohio, allows a refund of the fee for the year in which the building is brought into compliance with the building code and approved for re-occupancy, or if the building is demolished and the site restored in compliance with code requirements. Excerpts from these ordinances are provided below.

(1) All but $75.00 of this fee shall be waived upon a showing that the building or structure is being actively marketed for sale or lease and maintained pursuant to the requirements of this article and its vacant building permit or renewal thereof. An owner shall be eligible for the waiver of the fee for no more than 8 permit periods, not including any interim permit period that occurs within a permit period. The full fee shall be tendered with the request for a waiver and shall be refunded of the waiver is granted but for the $75.00. A person who purchases a vacant building shall have this fee waived for the remainder of the permit period and the permit period immediately following.

(2) All but $75.00 of this fee shall be waived when a building is being rehabilitated pursuant to applicable building, fire, and zoning permits and the owner has spent at least 5% of the assessed valuation of the building or structure on rehabilitation, not including the cost of permits, in the prior 3 month period. The full fee shall be tendered with the request for a waiver and shall be refunded of the waiver is granted but for the $75.00.

(3) All but $75.00 of this fee shall be waived if an owner has secured all the duly required state and local permits to demolish the building or structure. The full fee shall be tendered with the request for a waiver and shall be refunded if the waiver is granted but for the $75.00. The owner shall demolish the building or structure within 3 months of securing said permits; this waiver shall be void and the vacant building permit fee shall be owed if the owner fails to demolish within this time. The time to demolish may be extended upon a showing of good cause.

(Burlington)

A one-time waiver of the registration fee or an extension of a waiver for up to 90 days may be granted by the commissioner of licenses and inspection upon application of the owner and upon review and advice of the law department, within 30 calendar days from the date of the bill for the registration fee, or if denied by the commissioner of licenses and inspections, upon appeal to the license and inspections review board, if the owner:

i. *Demonstrates with satisfactory proof that he/she is in the process of demolition, rehabilitation or other substantial repair of the vacant building; and*

ii. *Objectively demonstrates the anticipated length of time for the demolition, rehabilitation, or other substantial repair of the vacant building; or*

iii. *Provides satisfactory proof that he/she was actively attempting to sell or lease the property during the vacancy period.*

iv. *Has paid all past due vacant registration fees and all other financial obligations and/or debts owed to the City of Wilmington which are associated with the vacant property . . . . With regard to an extension of a waiver only, the time period of the extension shall commence on the date of the written decision granting the extension and, in no event shall an extension exceed 90 days. An extension of a waiver shall only be granted once.*

(Wilmington)

The chief building official shall refund the fees for a vacated building maintenance license paid if the subject building is brought into compliance with standards of the [Cincinnati Building Code (CBC)]and approved by the code official for re-occupancy, or the building is demolished and the site restored in accordance with the provisions of [the applicable section of the] CBC, free of soil erosion, weeds, litter, and nuisance conditions within one year of payment of the application fee.

(Cincinnati)

Providing Contact Information for Responsible Parties

In order to make it easier for a municipality to hold registrants accountable for the maintenance of their property, ordinances typically require that registrants provide complete contact information, including their name(s), street address and telephone number. In addition, many municipalities require registrants to identify and provide contact information for any mortgagor(s), lien holders and others with an ownership interest; the individual or property management company responsible for the security and maintenance of the building, including a 24-hour telephone number; and, if the registrant resides outside the county where the property is located, a local person who is authorized to accept service of legal notices or service of process on behalf of the owner. Ordinance provisions should explicitly require that a street address, not a post office box, be provided for owners and persons authorized to accept legal service on behalf of the owner. Owners should also be required to file any changes in the information related to responsible parties. These requirements can make it easier to locate owners when they fail to respond and also speed up the resolution of code violations.

Some ordinances require that the name and 24-hour contact number of the party responsible for maintaining the property be visibly posted on the vacant building. Posting allows anyone who observes a problem at the property to contact someone who can respond and address the issue. Some municipalities believe that such a posting requirement may advertise the vacancy of a

building that otherwise may not appear to be vacant, thereby inviting vandalism or negatively impacting the immediate neighborhood. The benefits and risks associated with posting should be weighed by each municipality.

Following are excerpts from ordinances in Oak Forest and Boston relating to the information that must be provided.

> *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 interest in the building or the premises. The form shall require the owner to identify a natural person 21 years of age or older who maintains a permanent address in Cook County, Illinois, to accept service on behalf of the owner with respect to any notices the Director sends pursuant to this subchapter or service of process in any proceeding commenced to enforce any provision of this subchapter, 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.*
>
> *. . . File an amended registration within 15 days of any change in the information contained in the annual registration. A new registration is required for any change in ownership whatsoever.*
> (Oak Forest)
> *All registrations must state the individual owner's or agent's phone number and mailing address located within the Commonwealth . . . . The mailing address may not be a P. O. Box. This registration must also certify that the property was inspected and identify whether the property is vacant at the time of filing. If the property is vacant, the owner and/or registrant must designate and retain a local individual or local property management company responsible for the security and maintenance of the property. This designation must state the individual or company's name, phone number, and local mailing address. The mailing address may not be a P. O. Box.*
>
> *. . . The property must contain a posting with the name and 24-hour contact phone number of the local individual or property management company responsible for the maintenance. This sign must be posted on the front of the property so it is clearly visible from the street.*
> (Boston)

<u>Securing and Maintaining Vacant Property</u>
Whether or not municipalities have established a vacant building registry, most have enacted requirements for securing and maintaining vacant property.

Municipalities use a range of specificity in their ordinances related to <u>*securing vacant properties*</u>. Some, like Minneapolis, Minnesota, use general language to require that the property be kept safe and secure. Others, like Mount Prospect, spell out more detailed instructions.

The owner and the subsequent owners shall keep the building secured and safe.
(Minneapolis)

The owner of a vacant structure shall immediately lock, barricade or secure all doors, windows and other openings in the structure to prohibit entry by unauthorized persons, in accordance with the vacant structure maintenance standards . . . .
(Mount Prospect)

With regard to *maintaining vacant properties*, most vacant building registry ordinances incorporate the municipality's property maintenance code, while others may also include maintenance requirements specific to vacant properties that must be performed within specified time periods. Examples are included from Boston, Chula Vista and Mount Prospect.

Properties subject to this [ordinance] must be maintained in accordance with all applicable Sanitary Codes, Building Codes, and local regulations concerning external and/or visible maintenance.
(Boston)

The exterior of the Property shall be, in comparison to the Neighborhood Standard, kept free of weeds, dry brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the Property is Abandoned.

The Property shall be maintained free of graffiti, tagging or similar markings by removal or painting over with an exterior grade paint that closely matches the color of the exterior of the structure.

Insofar as there is existing or previously existing landscaping, all visible front and side yards shall be maintained to the Neighborhood Standard at the time registration was required. . . .
(Chula Vista)

The owner of a vacant structure shall comply with all regulations of the village. To this end, the owner shall apply for all building, fire prevention and zoning permits necessary to bring the structure into compliance within ten (10) days of obtaining a vacant structure registration certificate.

. . . The owner of a vacant structure shall, within ten (10) days of receipt of the vacant structure registration certificate, complete the removal of all: 1) combustible materials from the structure in compliance with the applicable fire prevention regulations; 2) waste, rubbish or debris from the interior of the structure; and 3) waste, rubbish, debris or excessive vegetation from the yards surrounding the vacant structure in accordance with the vacant structure maintenance standards of this article.

. . . A vacant structure shall be subject to the following vacant structure maintenance standards:

1. *Structure Openings: Doors, windows, areaways and other openings shall be weather tight and secured against entry by birds, vermin and trespassers. Missing or broken doors, windows and other such openings shall be covered by glass or other rigid transparent materials, which are weather protected, and tightly fitted and secured to the opening.*

2. *Roofs: The roof and flashings shall be sound and tight, not admit moisture or have defects which might admit moisture, rain or roof drainage, and allow for drainage to prevent dampness or deterioration in the interior walls or interior of the structure.*

3. *Drainage: the structure storm drainage system shall be functional and installed in a manner consistent with village regulations and allow discharge in a manner consistent with village regulations.*

4. *Structure: The structure shall be in good repair, not in violation of village regulations, structurally sound and free from debris, rubbish and garbage. The structure shall be sanitary. The structure shall not pose a threat to the public health and safety.*

5. *Structural Members: The structural members shall be free of deterioration and capable of safely bearing imposed dead and live loads.*

6. *Foundation Walls: The foundation walls shall be structurally sound and in a sanitary condition so as not to pose a threat to public health and safety. The walls shall be capable of supporting the load of normal use and shall be free from open cracks and breaks, free from leaks and be rodentproof.*

7. *Exterior Walls: The exterior walls shall be free of holes, breaks and loose or rotting materials. Exposed metal, wood, or other surfaces shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.*

8. *Decorative Features: The cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be safe, anchored and in good repair. Exposed metal, wood or other surfaces shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.*

9. *Overhanging Extensions: All balconies, canopies, marquees, signs, metal awnings, stairways, fire escapes, standpipes, exhaust ducts and similar features shall be in good repair, anchored, safe and sound. Exposed metal and wood surfaces shall be*

protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

10. *Chimneys And Towers: Chimneys, cooling towers, smokestacks and similar appurtenances shall be structurally safe and in good repair. Exposed metal and wood surfaces shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.*

11. *Walkways: Walkways shall be safe for pedestrian travel.*

12. *Accessory And Appurtenant Structures: Accessory and appurtenant structures such as garages, sheds and fences shall be free from safety, health and fire hazards and shall comply with all village regulations.*

13. *Premises: The premises upon which the structure is located shall be clean, safe and sanitary. It shall be free from waste, rubbish, debris or excessive vegetation in compliance with village regulations and shall not pose a threat to public health and safety.*

(Mount Prospect)

Ensuring Property Inspections

In order to assess and document the condition of vacant buildings and ensure compliance with safety and maintenance requirements, many municipalities require periodic property inspections. Chicago requires owners to give access to the City to conduct interior and exterior inspections for compliance with code requirements every six months, following reasonable notice. In Oak Forest, the owner must allow for a code compliance inspection of the interior of the vacant building and must pay an inspection fee of $500. Some municipalities place the burden of property inspection on the registrant. For example, Boston requires that the registrant certify that the property was inspected and requires monthly inspections and maintenance for the duration of the vacancy. In East Dundee, Illinois, owners must arrange for inspections to be performed by a licensed inspection company or individual and submit such inspection reports to the village.

After filing a registration statement, the building owner shall provide access to the city to conduct an exterior and interior inspection of the building to determine compliance with the municipal code, following reasonable notice, during the period covered by the initial registration or any subsequent renewal.
(Chicago)

The owner shall allow for a code compliance inspection of the interior of the vacant building and shall pay the $500 fee therefor within 30 days of the inspection. Such inspection will determine the extent of compliance with city property, building codes, health, fire, water and sewer codes. . . .
(Oak Forest)

This registration [of vacant and/or foreclosing properties] *must also certify that the property was inspected . . . .*

The owner, local individual or local property management company must inspect and maintain the property on a monthly basis for the duration of the vacancy. . . .

The Inspectional Services Department shall have the authority and the duty to inspect properties subject to this section for compliance and to issue citations for any violations. The Inspectional Services Department shall have the discretion to determine when and how such inspections are to be made, provided that their policies are reasonable calculated to ensure that this section is enforced.
(Boston)

Each vacant building registered herein shall be inspected periodically, but not less than annually. The building owner shall, at the owner's expense, submit the inspection report to the Village of East Dundee Building Department. The report shall be prepared by a duly licensed inspection company or individual and will provide information as follows:

- *(A)* ***Building Openings****. Doors, windows, areaways, and other openings shall be weather-tight and secured against entry by birds, vermin and trespassers. Missing or broken doors, windows, or other openings shall be secured.*
- *(B)* ***Roofs****. The roof and flashings shall be sound and tight, not admit moisture, or have defects which might admit moisture, rain or roof drainage.*
- *(C)* ***Drainage****. The building storm drainage system shall be functional and allow discharge in an appropriate manner.*
- *(D)* ***Building Structure****. The building shall be maintained in good repair and be structurally sound. Structure members shall be free of deterioration and capable of safely bearing imposed dead and live loads.*
- *(E)* ***Foundation Walls****. Shall be maintained structurally sound and in a sanitary condition so as not to pose a threat to public health and safety, shall be capable of supporting the load which normal use may cause to be placed thereon, and be free from other cracks and breaks, and free from leaks.*
- *(F)* ***Exterior****. The property must comply with Appendix A – International Property Maintenance Code adopted by the Village.*

(East Dundee)

<u>Maintaining Liability Insurance</u>

Some vacant property ordinances require owners to maintain a minimum level of liability insurance on vacant properties. The added cost of maintaining liability insurance provides another incentive for owners to repair or rehabilitate their properties and also spreads the risk of injury caused by the dangers of vacant property. Because property liability insurance can be purchased only by property owners, requirements to maintain liability insurance should exempt third parties such as banks or mortgage servicers who may be subject to other registration-related requirements. For example, Oak Forest's ordinance requires that owners:

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: $500,000 for a vacant residential building of one to three units; $750,000 for a vacant residential building of four to 11 units; $1,000,000 for a vacant residential building of 12 to 48 units; $2,000,000 for a vacant residential building of more than 48 units; and $2,000,000 for a vacant manufacturing, industrial, storage, or nonresidential commercial building.

Developing a Vacant Property Plan

Among the most important components of successful building registry programs is a requirement that owners submit a "statement of intent," or vacant property plan, that sets forth the expected period of vacancy, plans for maintaining the property during the vacancy, and a detailed plan and timeline for reoccupying, rehabbing or demolishing the building. Those communities with experience in administering property registry programs believe such a requirement is particularly valuable because it provides a tool for the municipal staff to engage with motivated property owners and help them think concretely and realistically about appropriate steps that need to be taken to identify and address problems with their properties. For example, Evanston requires an owner to have an approved vacant property plan within 30 days of filing the registration form. Failure to have an approved plan within this time period or failure to comply with an approved plan constitutes a violation of the ordinance, subjecting the owner to applicable penalties and remedies. Included below are excerpts from the ordinances in Evanston and Mount Prospect.

At the time a building is registered as required herein, the owner shall submit a vacant building plan. The director may prescribe a form for the plan. If the owner fails to submit the plan as provided for by this [ordinance], the director may determine the plan. The plan shall contain the following as a minimum:

1. *A plan of action to repair any doors, windows, or other openings which are boarded up or otherwise secured 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 or on the City website, www.cityofevanston.org. 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 of community development may waive the requirement of an enclosure.*

2. *For buildings and premises thereof which are determined by the director as being or containing public nuisances, as defined in this chapter, then the*

vacant building plan shall contain a plan of action to remedy such public nuisances(s).

3. *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.*

4. *When the owner proposes to demolish the vacant building, then the owner shall submit a plan and time schedule for such demolition.*

5. *A plan of action to maintain the building and premises thereof in conformance with this chapter.*

6. *A plan of action, with 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) 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 six (6) months, in the case of a vacant boarded building, and two (2) years, in the case of a vacant, unboarded, and code compliant building will be approved.*

7. *All premises upon which unoccupied or vacant buildings are located and the exteriors shall at all times be maintained in compliance with this code.*

8. *Exterior lighting according to standards established by the director and available from the director or on the city web site: www.cityofevanston.org."*

. . . 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 purpose of this chapter and intent of the city council 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."*

(Evanston)

The application by the owner of a vacant structure [for a vacant structure registration certificate] shall include a "statement of intent" that shall set forth information as to: 1) the expected period of vacancy (including the date of initial vacancy); 2) the plan for regular maintenance during the vacancy to comply with the vacant structure maintenance standards . . .; 3) a plan and time line for the lawful occupancy, rehabilitation or removal or demolition of the structure; 4) measures to be taken to ensure that the structure will be kept weather tight and secure from trespassers and that it is safe for entry by police officers and firefighters in times of exigent circumstances or emergency; 5) measures to be taken to assure that the premises remain free from nuisance and in good order in conformance with the vacant property maintenance standards; and 6) list all persons authorized to be present in the structure and provide notices of trespass to the police authorizing the arrest for trespass of individuals not on the list. (The owner shall update the authorized person list as needed.)
(Mount Prospect)

What Are the Consequences of Non-Compliance?

Most ordinances impose a fine for failing to register, as well as for failing to comply with any requirements of the building property ordinance. Each violation and each day's failure to comply can be a separate offense. Financial penalties provide an additional incentive for compliance and help to cover costs incurred by the community in the event of noncompliance. Such penalties can be in addition to those already imposed through code enforcement or nuisance abatement programs. Mount Prospect's ordinance provides that any violation of its vacant property ordinance is also a nuisance. Municipalities should seek a judgment lien to collect any unpaid fees, fines and costs they have incurred. Some home rule communities, like Evanston, also refuse to issue transfer stamps or certificates of occupancy until such fees, fines and costs have been paid. Language from the Evanston and Mount Prospect ordinances is excerpted below.

A premises upon which is situated a vacant building for which inspection fees or registration fees imposed pursuant to this chapter have not been paid in full is not eligible for city real estate transfer tax stamps. Unpaid fees shall be a lien upon the property.

. . . A certificate of code compliance for vacant buildings issued by the community development department and payment in full of all fees imposed pursuant to this chapter are required prior to any occupancy of a vacant building.

. . . (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 in its administrative adjudication system or through the court system . . . .
(D) Nothing herein contained shall prohibit the city from immediately condemning as provided for 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.
(Evanston)

A. Any person found to be in violation of any provision of this article shall be subject to a fine as set forth in appendix A, division III of this code. Each day's failure to comply with an order of the director shall constitute a separate offense. Prosecution under this section is a remedy cumulative to any and all other remedies at law and equity, and in no way preempts, supersedes or bars prosecution for violation of this article under subsection B of this section.

B. Any violation of this article is also declared to be a nuisance and subject to removal or abatement as set forth in this article. An abatement action pursuant to section 23.2505 of this article is discretionary and is not a precondition to prosecution under this section.

(Mount Prospect)[1]

Should There Be an Opportunity to Appeal?

Most vacant property ordinances include provisions for appealing any findings made under the ordinance and/or for seeking a variance from certain requirements. For example, Mount Prospect's ordinance provides for appeals, while Burlington's ordinance provides for both appeals and variances.

[1] Mount Prospect's vacant structure registration form requires the owner to sign an agreement acknowledging as follows:

I understand that failing to abide by [the regulations set forth] and maintain the structure in compliance without further notice may result in abatement of any nuisance without further notice by the Village and all costs, including an administrative fee up to $200.00, will be charged. Failure to pay the costs and penalty may result in the following:

1. *The denial of any future permits or Certificate of Occupancy*
2. *The denial of transfer stamps should property be sold*
3. *Referring the debt to a collection agency*
4. *A lien placed on the property*

A party aggrieved by an action of the director pursuant to this article may appeal such action by requesting a hearing before the village's administrative law judge.
(Mount Prospect)

(a) A party aggrieved by an action of the director shall appeal such action by requesting a hearing to the board of appeals . . . .
(b) Any person subject to the provisions of this article may seek a variance from the provisions of this article before the board of appeals in the same manner that an appeal is taken to the board, and subject to the same procedures as an appeal.
(c) Where a variance is requested by an applicant, the board of appeals may grant such a variance, and render a decision in favor of the appellant, if the following are found by the board:
1) That there are circumstances or conditions that make strict compliance with the provisions of this article unusually difficult or unduly extensive, or would create an undue hardship;
2) That such a hardship or condition has not been created by the applicant; and
3) That the variance requested will represent the minimum relief necessary and will represent the least deviation possible from the requirements of this article.
(d) In rendering a decision in favor of an applicant, the board of appeals shall attach such conditions to such variance as it considers necessary and appropriate under the circumstances to implement the purposes of this article.
(Burlington)

Additional Resources:

For more information about Boston, Massachusetts' program for Vacant/Foreclosed/and Foreclosing Properties, go to http://www.cityofboston.gov/isd/foreclosure.

For a copy of Burlington's Vacant Building Permit Application, go to http://www.ci.burlington.vt.us/codeenforcement/docs/VB%20Permit%20Application%20Form.pdf; for a copy of the Vacant Building Renewal Application, go to http://www.ci.burlington.vt.us/codeenforcement/docs/VB%20Permit%20Renewal%20Form.pdf

For more information about Chula Vista, California's Abandoned Residential Property Program, go to http://www.chulavistaca.gov/City_Services/Development_Services/Planning_Building/Building/Code_Enforcement/AbanResPropertyProg.asp.

For more information about Chicago, Illinois requirements pertaining to vacant buildings, go to http://egov.cityofchicago.org/city/webportal/portalDeptCategoryAction.do?BV_SessionID=@@@@0331240820.1252603963@@@@&BV_EngineID=cccfadeifikhdfecefecelldffhdfho.0&deptCategoryOID=-536883478&contentType=COC_EDITORIAL&topChannelName=Dept&entityName=Buildings&deptMainCategoryOID=-536883466.

For more information about Cincinnati, Ohio's Vacant Building Maintenance License Program, go to http://www.cincinnati-oh.gov/cdap/downloads/cdap_pdf34664.pdf.

For a copy of Evanston, Illinois's Vacant Buildings Ordinance, go to http://www.cityofevanston.org/departments/communitydevelopment/property/pdf/vacant_buildings_ordinance.pdf.

For more information about Mount Prospect, Illinois' Vacant Structure Registration Program, contact Bob Roels, Coordinator, Environmental Health Division, 847-870-5668.

For more information about Wilmington, Delaware's Vacant Property Registration Fee Program, go to http://www.wilmingtonde.gov/VacantProperties/index.htm.

TOOL 5: TARGETING CODE ENFORCEMENT

The information below supplements the key questions section of the Vacant Properties Toolkit and details the indicators developed in one targeted code enforcement program.

How can a municipality target resources by geographic area?

Municipalities sometimes decide to focus special attention on one or more defined geographic areas. To do so, they must first decide how to divide the municipality into specific areas. Municipalities can consider traditional descriptions of geographic areas, including blocks, zip codes, census tracts and neighborhood. Municipalities may also decide to rely on less formal geographic areas that are commonly known and understood in the municipalities. For example, some municipalities have a clearly defined "old part of town" and "new part of town."

Once a municipality has been organized into geographic areas, a municipality can categorize each area based on a set of criteria, or indicators. The indicators serve mainly as a way to group geographic areas and determine which areas are similar and in need of which resources. In Richmond Va.'s Neighborhoods in Bloom Program, for example, the city split its neighborhoods into four categories based on several indicators:

Redevelop: ***Neighborhood has extensive problems***

Neighborhood has high concentration of vacant structures
Neighborhood has significant criminal activity
Poverty level (greater than 50 percent) is high
There is minimal owner-occupied housing
There is no neighborhood capacity for revitalization

Revitalize: ***Neighborhood shows significant signs of decline, contains conservation areas, receives numerous federal grants and has houses that can be rehabilitated.***

Significant number of structures are vacant
There is significant criminal activity
Poverty rate is 30 percent to 50 percent
Some housing is owner-occupied
Neighborhood capacity for revitalization is low
Neighborhood decline may be recent and swift

Stabilize: ***Neighborhood shows marginal signs of decline; code enforcement issues exist***

Some structures are vacant
Criminal activity is resilient (attempts to eliminate have been relatively unsuccessful)
Twenty to 30 percent of households are at or below the poverty level
Owner-occupied housing may be as much as 40 to 60 percent
Neighborhood may have been in a state of decline for a long time
Neighborhood may have had long-term attention in the form of public dollars or planning

Protect: ***Neighborhood has few problems but requires attention to maintain quality of life***

No or very few structures are vacant
Criminal activity is minimal
Owner occupancy is relatively high
Poverty rate is relatively low (less than 20 percent)
Initial signs of decline may be present

Municipalities may identify more than one geographic area that meets its criteria for targeting. A municipality may also decide to target multiple areas, but target each with different tools. For example, a municipality may determine that an area on the brink of decline should be targeted with additional resources for code enforcement while an area with limited strengths and tremendous vacant property problems should be targeted with additional resources for receivership or redevelopment.

For help in creating a set of neighborhood indicators, contact the Urban Institute, which runs the Neighborhood Indicators Partnership at http://www2.urban.org/nnip/

Additional Resources

Frank G. Jackson, Making Cleveland a City of Choice, 2007. Available at: http://www.city.cleveland.oh.us/clnd_images/mayor/initiatives/choice.pdf.

Brooklyn and Curtis Bay, Strategic Neighborhood Action Plan, 2005. Available at: http://www.ci.baltimore.md.us/government/planning/images/BrooklynCurtisBaySNAP.pdf.

Joseph Schilling et al., The Revitalization of Vacant Properties: Richmond, 2002. Available at: http://www.icma.org/main/topic.asp?hsid=1&tpid=17&stid=93.

Alan Mallach, Managing Neighborhood Change: A Framework for Sustainable and Equitable Revitalization, 2008. Available at: http://www.nhi.org/pdf/ManagingNeighborhoodChange.pdf

TOOL 6: RECOVERING COSTS OF PROPERTY MAINTENANCE

The information below supplements the key questions section of the Vacant Properties Toolkit and includes details on how municipalities can recover the cost of property maintenance in both a traditional sale and a foreclosure sale.

How can a municipality recover its municipal liens?

How municipalities recover the cost of property maintenance in a traditional sale

- ***Title Process***: Many liens will be recovered through the normal title review process conducted at the point of sale. When a seller transfers a property to a buyer, the buyer will have a title company conduct a title search. If a municipality has properly recorded its liens, the title company should find them in the title search and refuse to provide insurance for a clean title unless those liens are first paid off by the seller. While most sellers will pay off valid liens at that point, some sellers will attempt to force the buyer to buy the property with the liens attached and have the title company only insure the title accounting for the existing liens.

- ***Transfer Stamps***: Home rule municipalities with transfer stamps are able to leverage those transfer stamps in the sale process by refusing to give the seller the transfer stamp until the seller has paid all of the municipal liens. This provides an attractive option for home rule municipalities in cases where the title search process does not cause the seller to pay the full value of any outstanding municipal liens.

- ***Occupancy***: If all municipal liens are not paid at the point of sale, some municipalities have chosen to attempt to collect remaining municipal liens before occupancy. Municipalities with public water service or certificates of occupancy may threaten not to turn on water service or grant certificates of occupancy before all municipal liens are paid. Some municipalities make such threats before the sale is completed so that the seller is forced to pay the municipal liens. Other municipalities wait until after the sale is complete and, if all liens are not paid off they then, use these remedies to induce buyers to pay the liens.

How municipalities recover the cost of property maintenance in a foreclosure sale

- ***The Problem***: Municipalities doing work on a property that has not yet gone through the foreclosure process should be concerned about recovering the value of their liens at foreclosure sales. Because municipal liens are generally recorded after at least one mortgage on a home, these municipal liens are often junior to mortgage liens in foreclosure. When home values are relatively high, the high value generally ensures that a municipality will recover the value of their liens. For example, assume at the time of foreclosure that a home is worth $200,000, there is a $100,000 mortgage in place, and there are municipal liens worth $5,000. At the foreclosure sale, the mortgage holder will recover $100,000, the municipality will recover $5,000, and the homeowner will receive $95,000. However, in today's market, where home values are relatively low, municipalities may not recover the value of their liens in foreclosure. For example,

assume that a home is worth $200,000 at the time of a foreclosure and that there are municipal liens worth $5,000, but there is a $300,000 mortgage debt in place because the home was originally worth $500,000. At the foreclosure sale, the mortgage holder will recover $200,000, and the municipality will recover $0. Municipalities must understand this dynamic in order to gauge how likely they may be to recover the value of their liens.

- ***Priority Liens***: In Illinois, to circumvent the risk that they will not be able to cover their liens at foreclosure sale, municipalities can obtain a priority lien. When a municipality has a receiver appointed to maintain a property *(see Tool 7)* the municipality receives a priority lien and is no longer junior to the mortgage debt in foreclosure. Alternatively, as a result of a new Illinois law, municipalities can now obtain priority liens for the maintenance of vacant property provided the municipality follows the steps outlined in the new legislation. (This new legislation is discussed in greater detail in the main text.)

- ***Special Assessments***: Municipalities may consider making the costs associated with property maintenance a special assessment on a property tax bill. In order to get the costs of municipal maintenance on a property tax bill, after proper notice, the property must be cited with a code violation relating to cutting of grass and weeds, the removal of garbage and debris, as well as a few other activities; certain documentation must be provided, the fine must go through the same review procedures as other building code violations, and a lien must be placed on the property. While some of these provisions create a heavy burden on municipalities and may make the special assessment option undesirable, there may be some times where a property presents a significant enough problem that the potential benefit will outweigh the burden.

TOOL 7: RECIEVERSHIP

The information below supplements the key questions section of the Vacant Properties Toolkit.

What Are Common Challenges in Receivership?

- ***Initial Financing***: Though rental income and receiver's certificates allow municipalities to defray the cost of repairing properties, these mechanisms have limitations. Rental income can be unpredictable as tenants move in and out and parts of buildings are closed down for repairs. Also, lenders may be wary of lending to receivers because receivers do not have title to the property. Because a receiver's lien is a significant encumbrance on a property, banks may be reluctant to lend to someone who wants to purchase the property.

- ***Timing***. Even a municipality which aggressively forecloses on liens will face an obstacle to recovering costs because a municipality must wait 15 days after filing a lien before a foreclosure hearing can be conducted and another 60 days after the entry of a foreclosure order before the redemption period has expired. In the time it takes for the municipality to recover the lien from the value of a property or from an owner, the property may decline in value for the same reasons the property was initially in trouble. Municipalities that operate a large scale receivership program should consider addressing this problem in two ways. First, municipalities should consider filing a lien as soon as the municipality accrues significant costs. Additional costs can then be added to the lien proceedings as it makes it ways through the foreclosure process. Second, municipalities should consider having receivers perform only the maintenance necessary for property stabilization. Further property rehabilitation can take place once a new owner takes possession of the property. In this way, the municipality does not put a substantial part of its resources at stake on each property in receivership.

How Can Non-Profit Organizations get a Receiver Appointed?

The Abandoned Housing Rehabilitation Act allows a variety of organizations to petition for and become receivers for distressed properties. An organization is eligible to be a receiver if it is an Illinois corporation, agency, partnership, association, firm, or other entity which has two or more people, is conducted on a non-profit basis, and has among its purposes the improvement of housing. Municipalities are not organizations under this law.

An organization can ask a court to become a receiver if the property has been continuously unoccupied for a year, the property is a nuisance, the organization intends to use the property for low- and moderate-income housing after the property is rehabilitated, and the organization provides notice of the proceeding to the property's owner, judgment creditor, tax purchaser, or other party that has a legal or equitable interest in the property. Once in court, the organization

must submit a rehabilitation plan for the property and show that it has sufficient resources to be a receiver.

After the court appoints an organization as the receiver, the owner has two years to regain control of the property. If the owner is successful in regaining control, the owner must repay the organization's expenses for rehabilitating the property. If the owner does not regain control within two years, the organization can gain title to the property, and then use the property for low- and moderate-income housing.

TOOL 8: ACQUIRING PROPERTIES

The information below supplements the key questions section of the Vacant Properties Toolkit and includes details of the tax sale process and a specific example of a successful land banking program.

How can a municipality acquire properties?

- ***Purchase Properties***. Municipalities can simply purchase properties on the same basis as a private actor. Such purchases, however, are subject to both financial resource constraints and political approval. In the current environment, there are increasing federal resources available for such purchases through programs such as the Neighborhood Stabilization Program (http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/).

- ***Eminent Domain***. Municipalities can acquire properties through the use of eminent domain, which requires that a property be taken only for a public purpose and that the owner receive just compensation. Under Illinois law, municipalities may use eminent domain to take individual blighted properties even if they are not part of a larger redevelopment area.

- ***Transfers***. Municipalities can receive properties through transfers from other government entities, private individuals or non-profits. Some property owners may wish to transfer properties to a municipality or a non-profit, such as a community development corporation, either for free or at a discount, in order to gain state and federal tax advantages.

- ***Tax Sales*.**

How does the tax sale process work?

Many owners who have abandoned their properties stop paying property taxes. In Illinois, the property taxes are then "sold" to a third-party tax buyer. The owner may "redeem" the property within two years, by paying the tax buyer for the taxes the owner had failed to pay, plus interest. If the owner does not redeem the property within two years, the tax buyer takes title to the property.

How are the taxes "sold"?

Unpaid property taxes are are "sold" by the county at an annual tax sale. At the tax sale, individuals bid on the taxes for each property in an auction-style format. When an individual bids at an annual tax sale, they pledge to pay the full value of the property taxes to the various taxing entities, including the municipality, county, and other taxing bodies, immediately. A winning bidder is the individual that bids the lowest interest rate. This is the interest rate that dictates how

much the property owner must pay in order to redeem the owner's property taxes from the winning bidder. Essentially, the lower the interest rate the easier it is for a property owner to redeem the owner's property taxes and the less money the property tax buyer will make in the transaction. If taxes are not sold at an annual sale, two things can happen. If the property is worth more than the debt, then the property is forfeited to the State of Illinois. If the property is worth less than the debt, it goes to a scavenger sale. At a scavenger sale, taxes are sold for less than the value of the taxes and the taxing district often receives far less than the full value of the outstanding property taxes.

Why acquire properties through the tax sale process?

Acquiring properties through the tax sale process is almost always cheaper for municipalities than buying a property on the open market. If a municipality purchases the property taxes on a property and if the property taxes are not paid back within two years, the municipality will acquire absolute title to the property. Additionally, if a property is not being maintained between the time a municipality purchases the tax on a property and the time the municipality acquires the property, the municipality can petition the court to prevent waste on the property, including doing so by appointing a receiver for the property. Once a municipality acquires the property, the municipality can abate all unpaid municipal property taxes on the property. There are, however, costs to acquiring property through the tax sale process, including legal fees and holding costs for acquired properties.

How can a municipality acquire a property through the tax sale process?

If taxes are owed to a municipality, the municipality may participate in the tax auction for that property on the same basis as other entities. This requires the municipality to abide by all the requirements of the tax sale process, including paying the full value of the taxes when they are purchased and bidding based upon the interest rate the municipality is willing to charge the property owner. Any taxing district, including a municipality, can bid at the scavenger sale.

With the help of a willing county government a municipality can also acquire a property through a tax sale without paying cash for the value of the property taxes. This means that the county can acquire the taxes to the property without having to pay cash up front and then acquire the property in two years if the owner does not repay the property taxes. In effect, the county agrees to pay the taxes on the property instead of paying cash, and then uses its authority to extinguish the taxes, including the amount owed to taxing entities besides the municipality. After a county acquires the property, it can transfer the property free and clear to the municipality in which the county is located.

Are there any models for acquiring properties in a systematic way?

Land banking is the main model for acquiring properties in a systematic way. Land banks are governmental or quasi-governmental entities established to acquire troubled properties, hold them, ensure adequate property maintenance and ultimately convey them in a way that returns them to productive use. Land banks can generally acquire, hold and convey property more effectively and efficiently than traditional government agencies because land banks are created to carry out those narrow tasks, can develop the necessary capacity and highly-specialized skills,

and can operate free of much of the bureaucracy that makes it difficult for governments to acquire and convey property.

Under existing state law, Illinois municipalities can engage in the core functions of land banking – strategically acquiring, redeveloping and disposing of vacant properties to bring those properties back into productive use. To do so, a municipality or group of municipalities could create a team of municipal staff members or even a separate committee within municipal government to focus on the problem of acquiring and redeveloping vacant properties.

A major challenge for municipalities engaging in land banking is finding the funding necessary to acquire property. This problem can be partially addressed by acquiring properties thorough the tax sale process. In addition, where state, federal, private or non-profit dollars are available, an aggressive redevelopment strategy can be pursued without much direct municipal funding.

Land banks could work even more effectively to return troubled properties to productive use if Illinois law were amended to authorize municipalities to give land banks some of the powers they have been given in other states. For example, land banks could be authorized – like counties – to make "no cash bids," in order to acquire properties more easily. To make it easier to sell a property and return it to productive use, land banks could also be granted the power to extinguish all outstanding city and county taxes on a property. A variety of systems can be put in place to ensure that land banks are accountable to the jurisdictions that create them. For example, land banks can be governed by boards comprised in whole or in part by local government officials. Land banks can have their own dedicated staff, or be staffed by employees that work for relevant government departments.

Additional Resources

Frank Alexander, Land Banking as Metropolitan Policy, 2008.
http://www.brookings.edu/papers/2008/1028_mortgage_crisis_alexander.aspx

Frank Alexander, Land Bank Authorities: A Guide for the Creation and Operation of Local Land Banks, 2005. http://www.lisc.org/content/publications/detail/793/

Living Cities, Purchasing Properties at Scale: Lessons on Acquiring REOs During the Foreclosure Crisis from Pioneering Project, 2009.
http://api.ning.com/files/kUQU9L5Wi0mZzeHd-twUmYNtAaEO*SK0o4LNP52Rg2s6uF0ZRSaLYf6uHyZANcIW7PQqUypAjbH8Fr6h*vat9qpHx5sVSTK-/20090916AcquisitionCaseStudy.pdf

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.

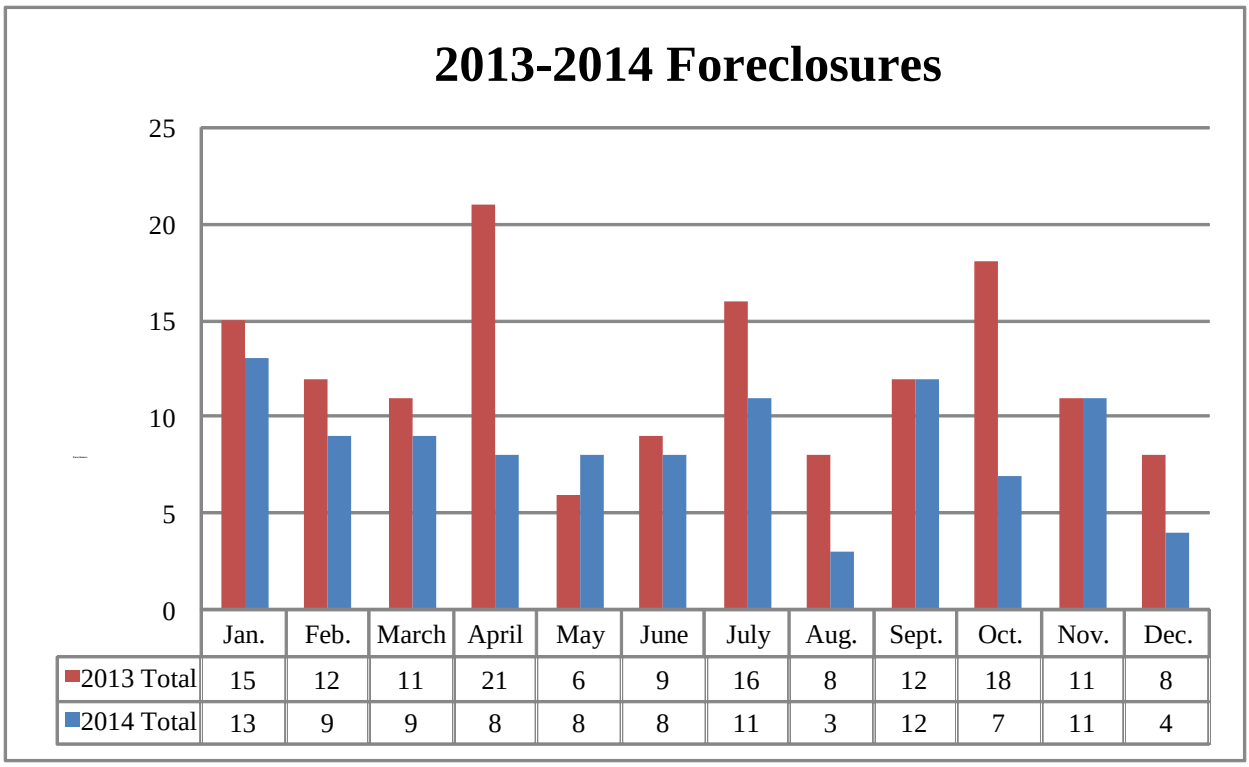
Enforcement and Penalties

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 fillings in Yorkville. The chart on the following page illustrates the foreclosures by month for the years 2013 and 2014.



	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
2013 Total	15	12	11	21	6	9	16	8	12	18	11	8
2014 Total	13	9	9	8	8	8	11	3	12	7	11	4

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.

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MEMORANDUM

To: Krysti Barksdale-Noble, Community Development Director

From: Bethany Nystrom
Kathleen Field Orr & Associates

Date: April 15, 2015

Subject: Vacant Property Registry

This memorandum is in response to your inquiry into whether or not the City may require banks to register vacant properties that they are foreclosing on with a vacant property registry and pay registration fees.

Illinois law requires banks to mail to the City a copy of the notice of foreclosure when a foreclosure case is initiated for a residential property. 735 ILCS 5/15-1503(b). Banks are also required to mail a copy of the confirmation-of-foreclosure-sale order to the City. 735 ILCS 5/15-1508(b-10). The confirmation order includes the name, address, and telephone number of the holder of the certificate of sale or deed issued pursuant to that certificate or, if no certificate or deed was issued, the purchaser, whom the City may contact with concerns about the property. 735 ILCS 5/15-1508(b) The City is required to clearly publish on its website a single address to which the notice and the copy of the confirmation order shall be sent.

Pursuant to the City's authority to define, prevent and abate nuisances, the City may adopt an ordinance declaring unregistered vacant properties to be a nuisance. The ordinance may require the owner of a vacant building to register the building with the City within a certain time period of becoming vacant. The ordinances generally require the personal contact information of the owner or another responsible party who the City may contact regarding code violations or other issues associated with the property, and that the registrant submit insurance information to verify that the property is insured. The City may also require vacant property owners to pay a registration fee as long as the amount of the fee is reasonably related to the cost of the services that the City provides pursuant to the vacant property ordinance. Municipalities commonly require registration fees between $50 and $100.

The City cannot require a bank that is in the midst of foreclosure proceedings to register a vacant property with a vacant property registry and pay a registration fee because the bank does not yet own the property. Because the bank does not own the property, it is not under a legal obligation to maintain or otherwise be responsible for the property, and thus, even if the City deems the vacant property to be a nuisance or determines that other code violations exist on the property, the bank will not be the party responsible for abating said nuisance or any code violations.

Generally, in an uncontested foreclosure proceeding it will take a bank fifteen months at a minimum from the time a homeowner misses his or her first mortgage payment to be awarded title to a property following a mortgage foreclosure sale. Once the bank acquires ownership of the vacant property, the City may require the bank to register the property with the City's vacant property registry and pay the appropriate registration fee. Until the bank acquires title to the property, the City may only require the mortgagor of the vacant property to register the property and pay a registration fee.

If you have any questions or concerns about the foregoing, please do not hesitate to contact our office.

Ordinance No. 2015-_____

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 _____, 2015.

_____
CITY CLERK

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

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2015.

_____
MAYOR

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.

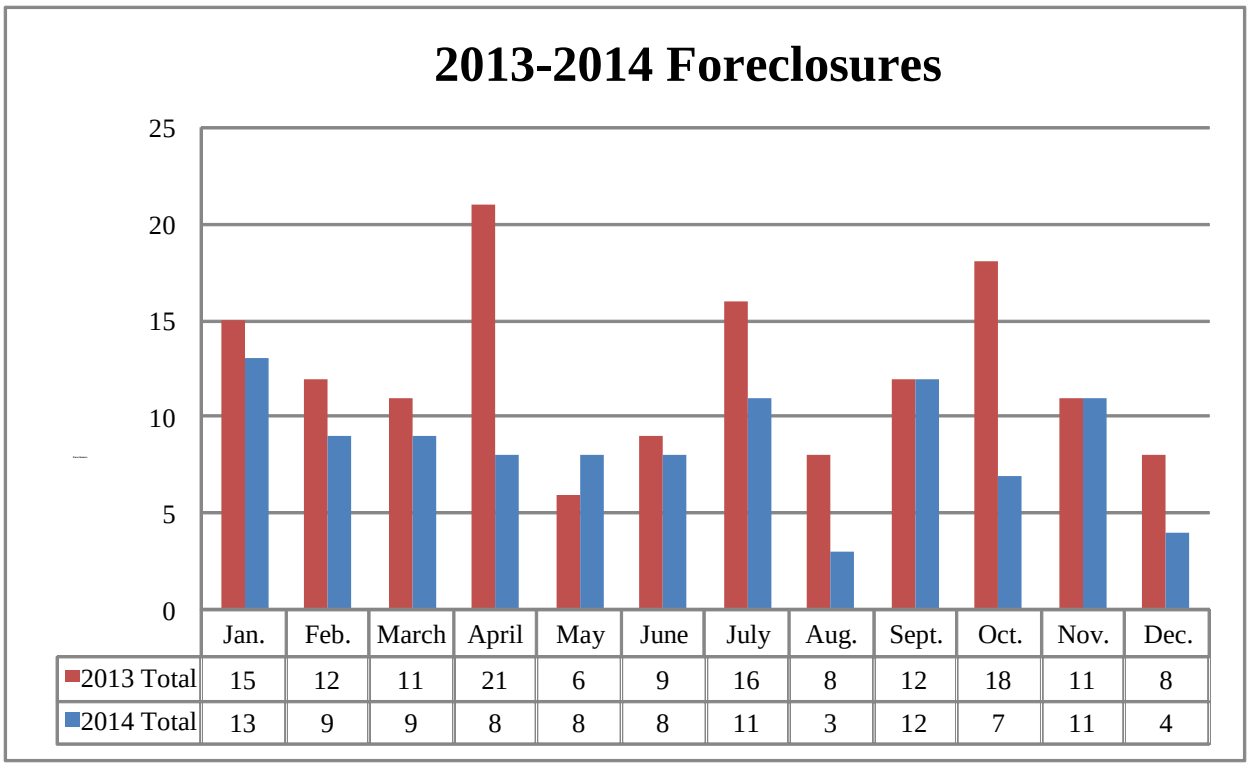
Enforcement and Penalties

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 fillings in Yorkville. The chart on the following page illustrates the foreclosures by month for the years 2013 and 2014.



	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
2013 Total	15	12	11	21	6	9	16	8	12	18	11	8
2014 Total	13	9	9	8	8	8	11	3	12	7	11	4

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.

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MEMORANDUM

To: Krysti Barksdale-Noble, Community Development Director

From: Bethany Nystrom
Kathleen Field Orr & Associates

Date: April 15, 2015

Subject: Vacant Property Registry

This memorandum is in response to your inquiry into whether or not the City may require banks to register vacant properties that they are foreclosing on with a vacant property registry and pay registration fees.

Illinois law requires banks to mail to the City a copy of the notice of foreclosure when a foreclosure case is initiated for a residential property. 735 ILCS 5/15-1503(b). Banks are also required to mail a copy of the confirmation-of-foreclosure-sale order to the City. 735 ILCS 5/15-1508(b-10). The confirmation order includes the name, address, and telephone number of the holder of the certificate of sale or deed issued pursuant to that certificate or, if no certificate or deed was issued, the purchaser, whom the City may contact with concerns about the property. 735 ILCS 5/15-1508(b) The City is required to clearly publish on its website a single address to which the notice and the copy of the confirmation order shall be sent.

Pursuant to the City's authority to define, prevent and abate nuisances, the City may adopt an ordinance declaring unregistered vacant properties to be a nuisance. The ordinance may require the owner of a vacant building to register the building with the City within a certain time period of becoming vacant. The ordinances generally require the personal contact information of the owner or another responsible party who the City may contact regarding code violations or other issues associated with the property, and that the registrant submit insurance information to verify that the property is insured. The City may also require vacant property owners to pay a registration fee as long as the amount of the fee is reasonably related to the cost of the services that the City provides pursuant to the vacant property ordinance. Municipalities commonly require registration fees between $50 and $100.

The City cannot require a bank that is in the midst of foreclosure proceedings to register a vacant property with a vacant property registry and pay a registration fee because the bank does not yet own the property. Because the bank does not own the property, it is not under a legal obligation to maintain or otherwise be responsible for the property, and thus, even if the City deems the vacant property to be a nuisance or determines that other code violations exist on the property, the bank will not be the party responsible for abating said nuisance or any code violations.

Generally, in an uncontested foreclosure proceeding it will take a bank fifteen months at a minimum from the time a homeowner misses his or her first mortgage payment to be awarded title to a property following a mortgage foreclosure sale. Once the bank acquires ownership of the vacant property, the City may require the bank to register the property with the City's vacant property registry and pay the appropriate registration fee. Until the bank acquires title to the property, the City may only require the mortgagor of the vacant property to register the property and pay a registration fee.

If you have any questions or concerns about the foregoing, please do not hesitate to contact our office.

Ordinance No. 2015-_____

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 _____, 2015.

_____
CITY CLERK

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

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2015.

_____
MAYOR

Reviewed By:	
Legal	☐
Finance	■
Engineer	■
City Administrator	■
Human Resources	☐
Community Development	■
Police	■
Public Works	■
Parks and Recreation	■

Agenda Item Number

Mayor's Report #6

Tracking Number

CC 2017-06

Agenda Item Summary Memo

Title: Proposed Fiscal Year 2017 - 2018 Budget

Meeting and Date: City Council – April 11, 2017

Synopsis: See attached.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson (Name) Administration (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: City Council
From: Bart Olson, City Administrator
CC:
Date: April 4, 2017
Subject: FY 18 budget

Summary

Review of FY 18 budget proposal and recommended changes to budget proposal.

Background

This item was last on the March 28th City Council meeting agenda. At that meeting, the City Council generally did not discuss the budget, instead deferring to the April 11th City Council meeting. Since that meeting, there have been no advance questions from aldermen, but there has been one change to the budget proposal:

Budget Adjustment #1 (newly presented)

This adjustment reflects the expected cost of 3 days of in depth training on editing the City website. The City did conduct in-depth training when the website went live in 2015. Since that time, some new modules have been created by CivicPlus, and the City has settled into a regular process of updating the website. We'd like to train more individuals to edit the website, so that departments can take a more direct role in editing information relating to their services. Additionally, the 3-day training can provide open-ended instruction to employees wishing to expand their skill set.

Recommendation

The budget must be approved before April 30th. Staff recommends approval of the FY 18 budget proposal, as amended by the adjustments listed in the supplemental memo. The motion for budget approval is drafted to incorporate the budget adjustments. If the City Council further amends the budget proposal at this City Council meeting, staff will update the fund totals accordingly.

Fiscal Year	Fund	Dept	Account Number	Description	Original Amount	Revised Amount	Effect on Fund Balance	Notes	Date
Budget Adjustment # 1									
2018	General	Administration	01-110-54-00-5412	Training & Conferences	12,000	20,800	(8,800)	*Proposed by Management* *Increased by $8,800 for 3 days of on-site Civic Plus website training.*	4/4/2017
						Net Effect on Fund Balance	***(8,800)***		

Overall Effect of Proposed Budget Adjustments on Fund Balance/Fund Balance Equivalent

	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected	Totals
General	0	(8,800)	0	0	0	0	**(8,800)**
Fox Hill SSA							
Sunflower SSA							
Motor Fuel Tax							
City-Wide Capital							
Vehicle & Equipment							
Debt Service							
Water							
Sewer							
Land Cash							
Parks & Recreation							
Library Ops							
Library Debt Service							
Library Capital							
Countryside TIF							
Downtown TIF							
Entity-Wide Total	**0**	**(8,800)**	**0**	**0**	**0**	**0**	**(8,800)**

City Fund Balance/Fund Balance Equivalent - Adjusted

	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
General	5,891,822	5,383,778	4,824,778	4,259,456	3,741,125	3,078,905
Fox Hill SSA	(7,850)	(21,485)	(17,147)	(12,809)	(9,671)	(6,533)
Sunflower SSA	(18,844)	(35,099)	(30,277)	(25,455)	(22,073)	(18,691)
Motor Fuel Tax	700,892	438,871	284,138	128,989	15,479	-
City-Wide Capital	1,058,502	144,741	-	(68,212)	(21,606)	-
Vehicle & Equipment	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Water	3,146,306	2,285,570	2,350,902	1,299,247	1,202,208	1,683,865
Sewer	1,314,830	913,772	390,626	522,060	789,634	1,064,587
Land Cash	328,581	56,726	27,372	433,372	439,372	445,372
Countryside TIF	(496,345)	(434,861)	(373,060)	(371,746)	(368,898)	(366,050)
Downtown TIF	(320,274)	(681,353)	(910,432)	(1,132,511)	(1,342,590)	(1,345,669)
Adjusted City-Wide Total	**11,597,620**	**8,050,660**	**6,546,900**	**5,032,391**	**4,422,980**	**4,535,786**

ORDINANCE NO. 2017-_____

ORDINANCE APPROVING THE 2017-2018 FISCAL BUDGET FOR THE UNITED CITY OF YORKVILLE

WHEREAS, the Mayor and City Council of the UNITED CITY OF YORKVILLE have duly held all Public Hearings, allowed public input, and have duly considered formation of a budget for the 2017-2018 Fiscal Year; and

WHEREAS, a tentative budget was duly announced and available for examination at the City offices of the UNITED CITY OF YORKVILLE; and

WHEREAS, the Mayor and City Council of the UNITED CITY OF YORKVILLE deem it in the best interest of the City for the orderly operation thereof to pass and approve the 2017-2018 Fiscal Year Budget being submitted on April 11, 2017 at its regular City Council Meeting:

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois that the 2017-2018 Budget totaling $33,720,458 including the amounts of $15,645,665 General Fund, $756,137 Motor Fuel Tax Fund, $599,925 Vehicle & Equipment Fund, $3,005,500 Sewer Fund, $5,158,503 Water Fund, $3,619,526 City-Wide Capital Fund, $320,225 Debt Service Fund, $362,355 Land Cash Fund, $1,977,311 Parks & Recreation Fund, $832,585 Library Operations Fund, $760,396 Library Debt Service Fund, $35,000 Library Capital Fund, $163,516 Countryside TIF Fund, $431,079 Downtown TIF Fund, $29,735 Sunflower SSA Fund, and $23,000 Fox Hill SSA Fund is hereby adopted for the 2017-2018 Fiscal Year, as presented.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 11th day of April, A.D. 2017.

_____

CITY CLERK

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	_____	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	DIANE TEELING	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 11th day of April, A.D. 2017.

_____

MAYOR

FISCAL YEAR 2018 BUDGET



PROPOSED

MAY 1, 2017 - APRIL 30, 2018

United City of Yorkville, Illinois

Fiscal Year 2018 Budget

May 1, 2017 to April 30, 2018

Elected Officials

Mayor:	Gary J. Golinski
1st Ward Alderman:	Carlo Colosimo
1st Ward Alderman:	Ken Koch
2nd Ward Alderman:	Jackie Milschewski
2nd Ward Alderman:	Vacant
3rd Ward Alderman:	Joel Frieders
3rd Ward Alderman:	Chris Funkhouser
4th Ward Alderman:	Seaver Tarulis
4th Ward Alderman:	Diane Teeling
City Clerk:	Beth Warren

Administration

City Administrator:	Bart Olson
Director of Finance/Deputy Treasurer:	Rob Fredrickson
Director of Public Works:	Eric Dhuse
Chief of Police:	Rich Hart
Director of Community Development:	Krysti Barksdale-Noble
Director of Parks & Recreation:	Tim Evans
Library Director:	Michelle Pfister

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Memorandum

To: City Council
From: Bart Olson, City Administrator
CC: Department Heads
Date:
Subject: FY 18 budget narrative

Purpose:

Please accept this report and budget spreadsheet as proposal for the FY 18 budget. The budget proposed for approval by the City Council is for expenses and revenues scheduled to be spent and collected, respectively, between May 1, 2017 and April 30, 2018.

Background and "the big picture":

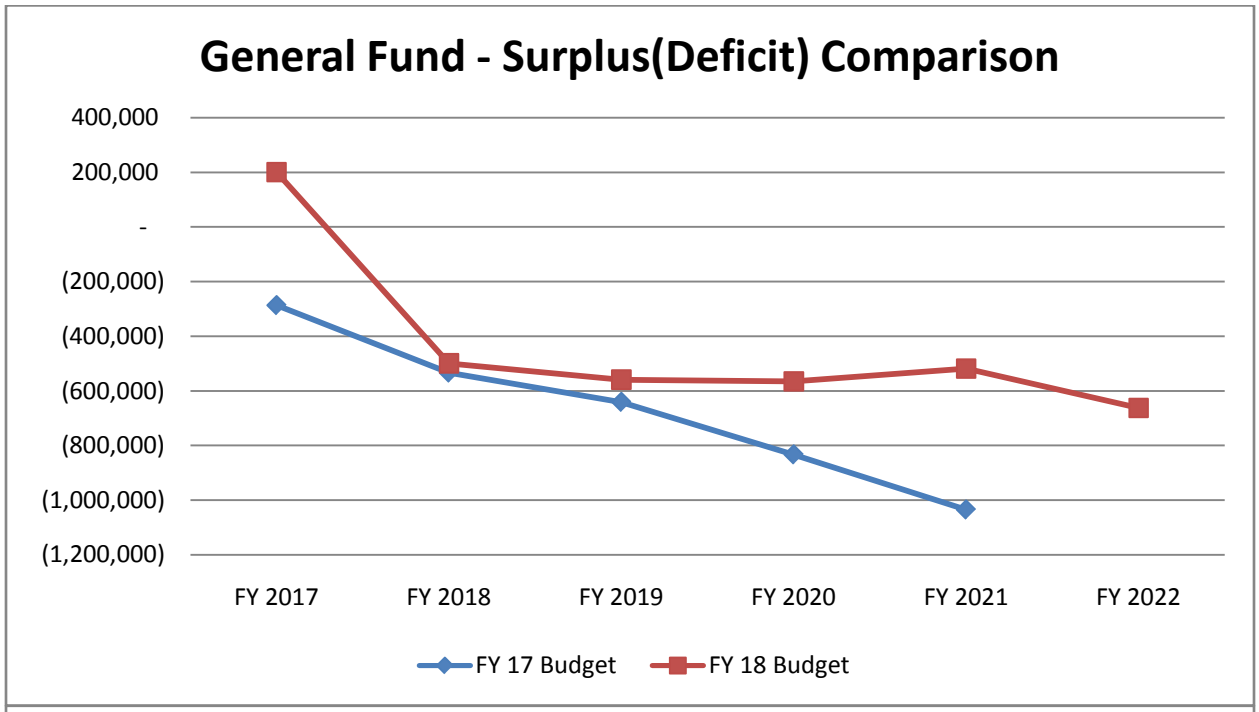
The City Council last discussed a comprehensive budget proposal in April 2016, when we approved the FY 17 budget, with additional information for FY 18, FY 19, FY 20, and FY 21. This approval represented the fifth five year budget for the City, and we return to a five year-budget again this year.

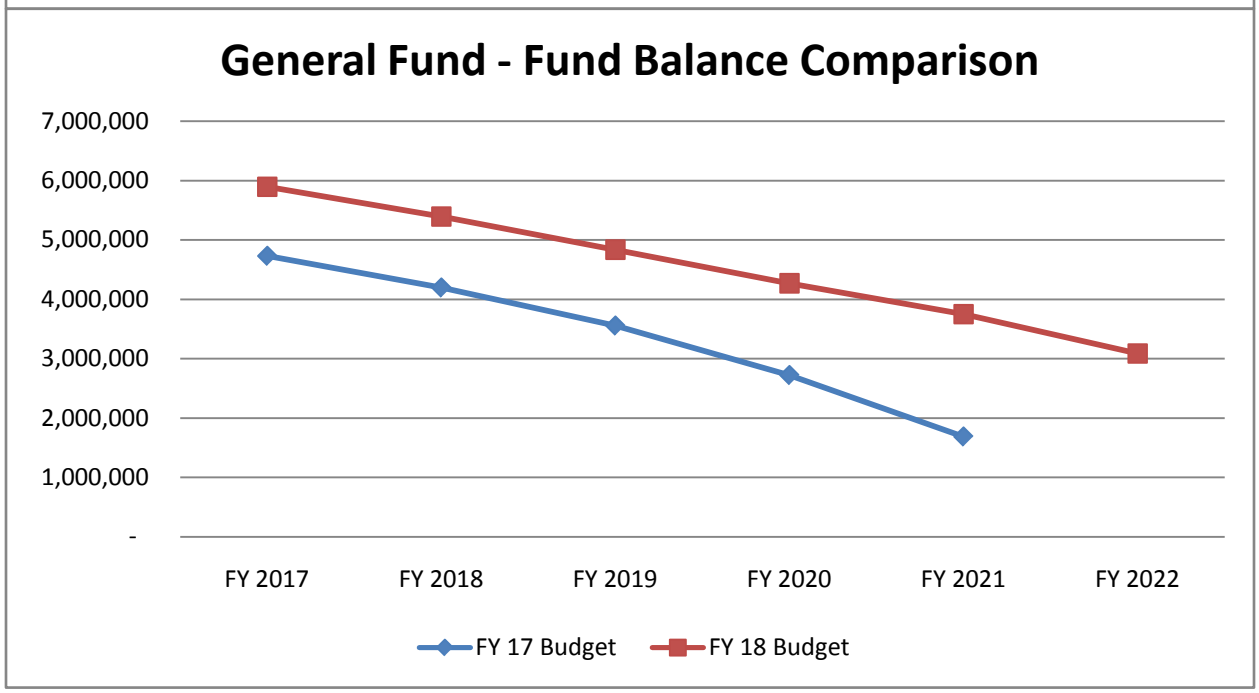
Last year's budget discussion focused on the overall financial picture of the general fund, water fund, and sewer fund and the related capital projects in each fund over the five-year budget proposal. Compared to the recession years, all funds looked relatively stable throughout the five-year proposal and especially in the FY 17 and FY 18 budget years. The two largest unresolved issues were the slow deterioration of the general fund reserves and the large amount of unfunded capital projects.

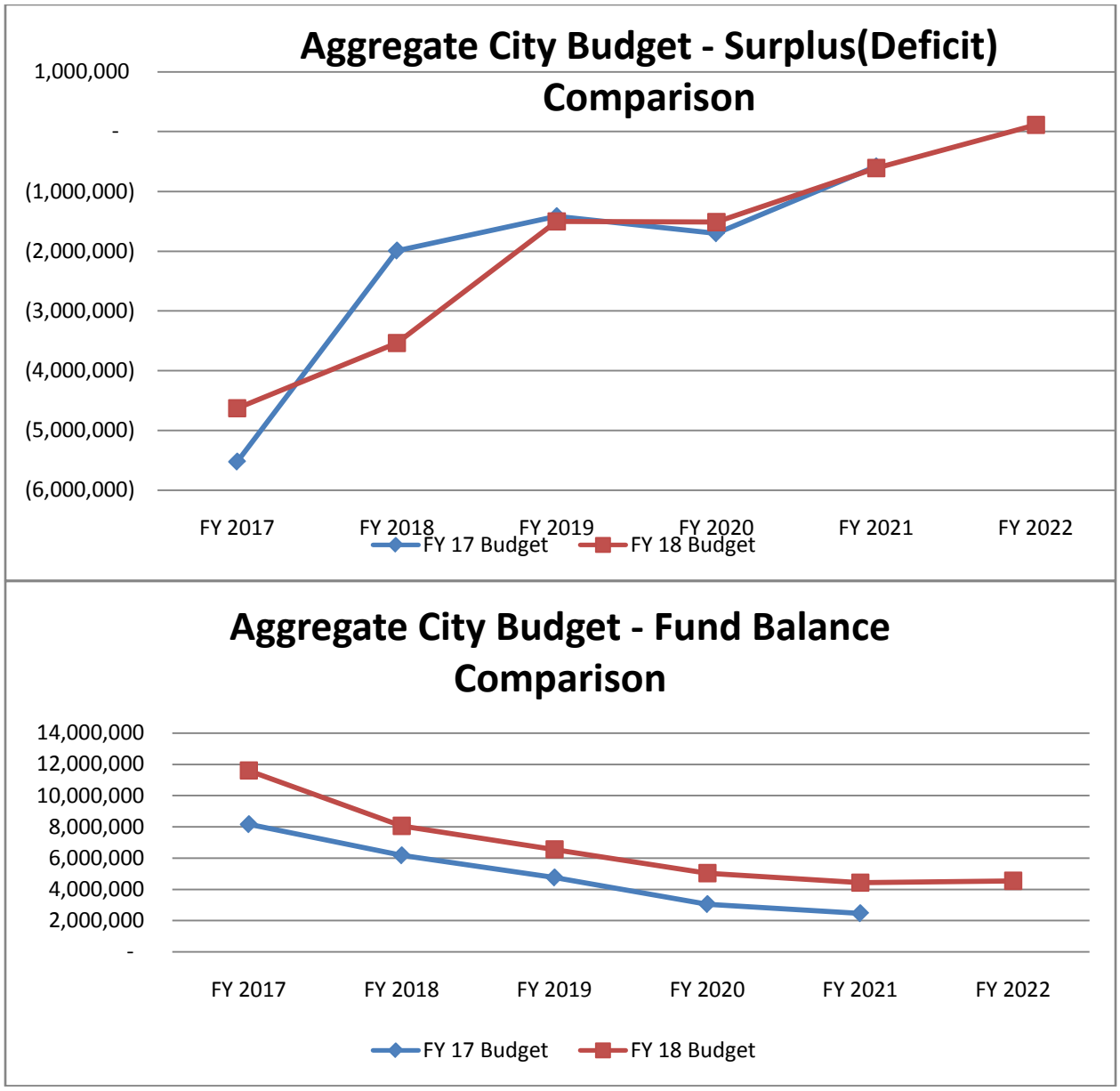
This year's story is on revenue growth. The City has been able to reduce and/or freeze property taxes for the past several years because of the continued growth of revenues in the general fund. Sales tax was up almost 3% between FY 15 and FY 16, and we expect over 5% growth between FY 16 and FY 17. This is most likely caused by the strengthening local economy and residential growth in the City. While the state's economy has dragged down per capita income tax estimates, and other smaller revenues have lagged, our conservative revenue estimates have been modestly exceeded each year. This strength has helped to chip away at the projected long-term deterioration of the general fund but it has not completely reversed it.

With a variety of last minute budget additions and mid-year budget amendments, the City had approved a $450,000 deficit in FY 17, but we now expect a modest surplus in FY 17. That means fund balance should be well above 30% again in FY 17 and that we are comfortable recommending a FY 18 budget with a general fund deficit of $472,000. The benefits of several years of tough budget decisions and implementation have left us able to withstand a modest downturn in revenues without having to immediately resort to drastic actions. If we ever see the signs of another recession, we now will have several months or even years to analyze, debate and act without impacting services. This solid financial position has been reflected in the two bond

upgrades the City received from two different bond rating agencies in FY 17 and is illustrated in the following charts:







As a result of the above and for the second year in a row, I do not expect a large pivotal policy issue during the budget discussion. We'll proceed forward with a large number of capital projects and we'll continue to chip away at unfunded projects like we have in the past. As mentioned in the Items to note section below, the primary City Council goal of downtown development requires a fair amount of complex work on extending the existing TIF and proposing a second downtown TIF. Because of that, any sweeping action plan in the downtown is delayed.

Changes in budgeting

Last year's budget narrative memo included a fiscal snapshot of each of the general fund, water fund, sewer fund, and aggregated budget and highlight of significant capital improvements. We return to that format this year, as there only a few modest changes to the budget from last year.

There are no significant changes in budget format from last year to this year.

Year-by-year summary, FY 17 projections

The outlook for FY 17 has greatly improved since the FY 17 was approved in April 2016, despite a few large budget amendments for new projects and initiatives. We expected no revenue growth, and now we project overall growth to be around 3%. Expenditures within each department seem to be in line with historical performance. The approved general fund deficit of $450,000 is now projected to be a $200,000 surplus. If this holds through the end of the fiscal year, fund balance would approach 40% in FY 17.

The outlook for the water fund is positive, thanks to the second year in a row of water revenues exceeding expectations. As a result, we've been able to recommend keeping the planned rate freeze in effect for FY 18, even though we are adding some new capital projects.

The sewer fund continues to be stable. Revenue and expense projections are right within expectations, and the plan for the fund to draw down its significant fund balance over time remains in place for at least another fiscal year.

The aggregate budget outlook is stable. The large planned aggregate deficit related to the Countryside bond sale was mitigated by the timing of expenses related to the actual project, which will continue through FY 18. We expect aggregate fund balance to be above $11,500,000 at FYE 17.

The FY 17 project list generally came to fruition as expected. Riverfront Park development was delayed by the discovery of some soil contamination near the planned playground. Kennedy Road multi-use path was delayed due to land acquisition issues. Road to Better Roads was completed as expected, and under budget. The Wrigley EDP intersection is operational in 2017. Route 34 has started with utility relocation and substantial construction is underway. Countryside infrastructure has been on schedule and should wrap up in FY 18. The City was also able to fund acquisition of 609 N Bridge for future expansion of the Public Works Tower Lane site.

Year-by-year summary, FY 18 projections

General Fund

Surplus (Deficit)	($499,244)
Fund Balance	35%

Notes

1) 3.435% merit increases for staff
2) Shared Services initiative (Facility Manager), PT Building Inspector goes to FT, Interim Assistant Administrator goes to permanent

Water Fund

Surplus (Deficit)	($860,736)
Fund Balance	44%

Notes

1) Spend down/transfer of remaining 2015A bond proceeds
2) Rehabilitation of Well 7
3) Water rates remain unchanged from FY 2017

Sewer Fund

Surplus (Deficit)	(401,058)
Fund Balance	30%

Notes

1) Sanitary sewer lining program

Aggregate Budget

Surplus (Deficit)	($3,538,160)
Fund Balance	$8,059,460

Notes

1) General Fund deficit needs to be monitored. Fund stable but dependant on projected revenue growth

Capital Projects List

Road to Better Roads, ADA Transition Plan, Route 34 eastern & western expansion begins, completion of Downtown Streetscape project, completion of Countryside water main and roadway project, Kennedy Road multi-use path continues, Well 7 rehabilitation, Center & Countryside LAFO project, Kennedy Road Improvements, Rte 71 water/sewer main replacement continues, commence regional water study, new Recreation Facility (pending), Bristol Bay 65 regional park and Riverfront park construction (funded by OSLAD grant - contingent upon availability of grant proceeds)

Year-by-year summary, FY 19 projections

General Fund

Surplus (Deficit)	($559,000)
Fund Balance	30%

Notes

1) Undetermined merit increases for staff
2) No new staff
3) Reinstatement of transfer to CW Capital to finance road projects

Water Fund

Surplus (Deficit)	$65,332
Fund Balance	55%

Notes

1) Begin cation exchange media replacement program for WTP 8 & 9
2) Aggregate water sales increase approx 5% - could be through growth, usage, or inflationary rate increase

Sewer Fund

Surplus (Deficit)	($523,146)
Fund Balance	12%

Notes

1) RTBR – Sanitary Sewer Lining
2) Fund Balance Equivalent projected to decline in FY 19 before rebounding over next three fiscal years

Aggregate Budget

Surplus (Deficit)	($1,503,760)
Fund Balance	$6,555,700

Notes

1) General Fund remains stable, although right at the minimum fund balance percentage of 30%, per City policy. Continued deficits and negative fund balance in the TIF Funds add additional strain the General Fund.

Capital Projects List

Road to Better Roads, Route 34 eastern & western expansion continues, Rte 71 (eastern portion) begins, Rte 71 water/sewer main replacement continues, regional water study continues, Bristol Bay 65 regional park and Riverfront park construction completed (funded by OSLAD grant - contingent upon availability of grant proceeds)

Year-by-year summary, FY 20 projections

General Fund

Surplus (Deficit)	($565,322)
Fund Balance	26%

Notes

1) Undetermined merit increases for staff
2) No new full-time staff
3) Continuation of transfer to CW Capital to finance road projects

Water Fund

Surplus (Deficit)	($1,051,655)
Fund Balance	23%

Notes

1) Deficit primarily caused by a $1M increase in the amount of principal payments on the 2016 refunding bonds
2) Water sales increase approx 5% - due to projected rate increase & new housing starts

Sewer Fund

Surplus (Deficit)	$131,434
Fund Balance	21%

Notes

1) Final PMT for Lennar - Raintree Sewer Recapture

Aggregate Budget

Surplus (Deficit)	($1,514,509)
Fund Balance	$5,041,191

Notes

1) Fund balance in the General Fund continues to decline. Continued deficits and negative fund balance in the TIF Funds add additional strain the General Fund. Projected aggregate cash flow is tenuous, with fiscal distress likely.

Capital Projects List

Road to Better Roads, Route 34 eastern & western expansion completed, Well 9 rehabilitation, Rte 71 (eastern portion) completed, Well #7 stand-by generator, Rte 71 water/sewer main replacement completed, regional water study continues, Caledonia park completed

Year-by-year summary, FY 21 and FY 22 projections

General Fund	FY 21	FY 22
Surplus (Deficit)	($518,331)	($662,220)
Fund Balance	22%	18%

Notes
1) Undetermined merit increases for staff
2) No new staff

Water Fund		
Surplus (Deficit)	($97,040)	$481,657
Fund Balance	25%	38%

Notes
1) Regional water study completed (FY 21)
2) Water sales increase approx 5% - due to projected rate increase & new housing starts

Sewer Fund		
Surplus (Deficit)	$267,574	$274,953
Fund Balance	33%	44%

Notes
1) No major initiatives

Aggregate Budget		
Surplus (Deficit)	($609,412)	$112,806
Fund Balance	$4,431,780	$4,544,586

Notes
1) Fund balance in the General Fund continues to decline. Continued deficits and negative fund balance in the TIF Funds add additional strain the General Fund. Projected aggregate cash flow is tenuous, with fiscal distress likely.

Capital Projects List

Road to Better Roads, water study completed (FY 21)

Items to note – big picture

Items to note – Bond Ratings and refinancing

This past year the City received two bond rating upgrades. The first was a Fitch Ratings upgrade from A+ to AA-. S&P also gave us an upgrade from AA- to AA. Essentially, a higher bond rating allows the City to issue and refinance debt at a lower rate of interest. This is crucial as we continue to plan for future capital projects. Both upgrade narratives gave credit to a favorable economic outlook, budgetary flexibility (increasing revenues and decreasing expenditures/expenses), and relatively high fund balances (reserves). In order to maintain these new ratings, the City will need to continue to keep spending within or just slightly above projected revenues allowing the City to be able to adapt to changing economic conditions. Increased revenue, reserve and overall economic expansion within the City may help to improve our ratings even further.

At the time of this memo, there are no proposed plans to refinance bonds this year. Staff will continue to seek opportunities and guidance from our financial advisors as refinancing can provide ample interest savings. Last year, the 2016 Refunding Bond refinanced the 2006A debt certificates and the 2007A bonds, which resulted in approximately $654,000 in nominal interest savings.

Items to note- Special Census

Due to having over 400 new residential housing permits since the last U.S. Census in 2010, last summer City staff starting exploring the completion of a partial special census to cover the areas where housing growth has been seen. Essentially, we wanted to see if officially documenting this increase in population at our own cost would be offset and actually be a financial net gain due an increase in per capita based revenues including our share of the Illinois income tax, use tax, and motor fuel tax.

We received a cost estimate of $134,557. Of this total we have already paid $108,093 directly to the Census Bureau in advance and are currently holding $26,464 to pay personnel. Taking into account our estimate of an increase of 1,280 new residents as of June 2016, we anticipated completion would result in additional revenues of approximately $637,200 that would be otherwise unrealized.

Upon approval of completion, staff started to move forward working with the U.S. Census Bureau making progress towards a spring 2017 census. Then unexpectedly at the end of January 2017, we were notified that a federal hiring freeze initiated by President Trump resulted in a halt to all special censuses. Every day that the freeze is in place is an increase in delay for completion. Dependent on how long until it is rescinded or amended, it could result in a huge damper for us financially. For every month the census gets delayed, the City loses over $15,000 in revenue. That being said, we are remaining optimistic that an exception will be granted as the City will be paying 100% of census worker salaries. Due to this setback, we have reduced our projected revenues for income tax, use tax, and motor fuel tax to only reflect half of our originally estimated revenue increase in FY 18.

Items to note – Property taxes

For fiscal years 2015 through 2018, the City unofficially adopted a plan to reduce its tax levy by 2 % in FY 15 followed by a 1% each year through FY 18. In reality, property taxes decreased at a rate quicker than we expected with 3% in FY 15, 1.66% in FY 16, and 1.68% in FY 17. With this in mind and not wanting to deviate from what was previously communicated, staff recommended a 0% change, which was approved by City Council in December 2016.

Along with this approval, the City Council also permitted separating the City and Library levies. In the past when the levies were joined, property tax growth was determined in different ways for the City and the Library. This resulted in the Library's levy amount growing at a much higher rate than that of the City. Essentially, this reduced the amount available to the City as the Library's increase had to be accounted for within the City's PTELL maximum.

Items to Note- Downtown TIF

The City Council directed staff to work to extend the downtown TIF in July 2016. For the past few months, staff has been compiling information on properties within the TIF with the intent to make a business case for extension of the TIF to the other taxing entities. When the information was compiled, staff felt that the City would be better served with the creation of a second TIF in the downtown. This will be done to counteract negative EAV differential in certain properties in the existing TIF and will allow us to add additional properties into the TIF. An overview of the process was scheduled for the February EDC meeting, but no action was taken and discussion was truncated due to lack of a quorum. This item will be on the March EDC meeting for an update, but I would expect City Council action would not be taken until April. The most intensive piece of this concept is the eligibility study required of the new TIF, which typically costs $50,000 in consultant fees. However, both Attorney Orr and Senior Planner Jason Engberg have experience with drafting components of the eligibility plan, so we may be able to cut this cost down significantly. We are scheduled to discuss this before the February 28th City Council meeting.

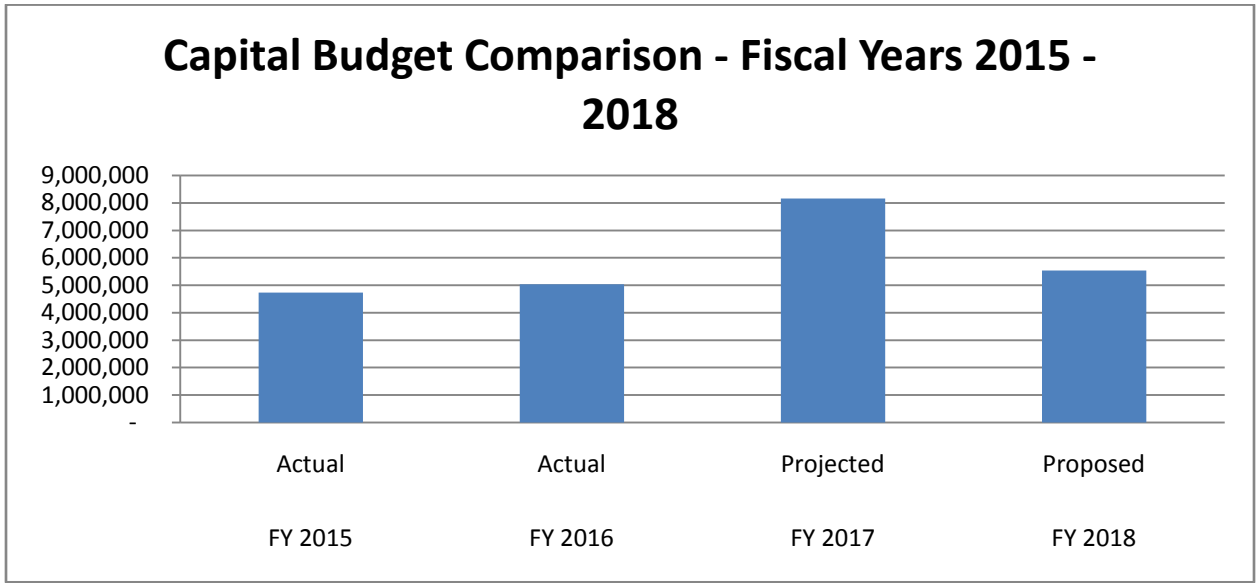
In the FY 18 budget, the City currently has $30,000 for close out of the decorative streetlight project, $75,000 for the creation of an overlay district for the downtown which will include specific design standards, one of which is form-based code and development regulations, and $25,000 for wayfinding signage. Form based codes have not been discussed by City Council yet, but is something staff recommends and will bring to a future EDC meeting. Additional large projects, both public and private, will be contemplated after the TIF extension is completed and the second TIF is created.

Items to note – Capital Projects

The City's Capital Improvement Plan is attached for your use. Some of these projects are wholly within the City's control (road, water and sewer improvements), some are within the State's control (Route 71 expansion) and others are dependent upon a variety of factors (water projects related to new wells and/or treatment plants). The biggest discussion the City is faced

with is how to balance the maintenance needs of existing infrastructure against the concerns by residents against higher taxes and fees both in the present and future.

An outline of the proposed yearly capital projects is included in the year-by-year summaries above. In general, we are proposing to fund more projects in FY 18 than we typically fund, but less than in FY 17 due to the large Countryside infrastructure project in FY 17.



Items to note – Capital Projects, Road to Better Roads

The City Council's main focus for capital projects has been pavement rehabilitation via the Road to Better Roads program. Since the first year of the program in summer 2013, we have spent over $4.75 million between pavement, water, and sewer projects. In summer 2017, we are proposing over $1.1 million in Road to Better Roads projects.

Out of our annual Road to Better Roads budget, $700,000 is allocated to pavement improvements for primary projects. We are also proposing a list of alternate projects and would recommend moving forward with those if bids come in favorably low. Either scenario is still far short of our $2 million annual target to keep our road system from deteriorating. The current five-year Road to Better Roads plan is attached and summarized below:

FY 2018
Madison Ct, W Madison St, S Main St, W Washington St, Pavillion Rd, E Ridge St, Tower Ln, East Alley, City Hall and Public Works parking lots, sealing and striping of Beecher Center, Library, Parks and Recreation, and Bridge Park parking lots.

FY 2018 Alternates
Elizabeth St, W Ridge St, State St, Boombah Blvd

FY 2019
E Elm St, Jackson St, Park St, Sanders Ct, E Spring St, Boombah Blvd

FY 2020
Alan Dale Ln, Alice Ave, Elizabeth St, E Fox St, Liberty St, McHugh Rd, Olsen St, E Orange St, W Ridge St, State St

FY 2021
Appletree Ct, E Barberry Cir, W Barberry Cir, Beaver St, Burning Bush Dr, Colonial Pkwy, Deer St

FY 2022
Cottonwood Tr, Cottonwood Ct, Diehl Farm Rd, River Birch Dr, River Birch Ln, Spruce Ct, Sycamore Rd, White Oak Way

Items to note – Capital Projects, unfunded

1) Beecher Center Maintenance (City-wide Capital Fund)
    a. The HVAC unit in the Beecher Center was originally installed in 1980. Its useful life span should have been 15 years. A complete replacement for the existing units is $400,000, because it is under the roof (the roof would have to be rebuilt). Even if individual components of the unit go out, we would not be able to replace them because nobody makes replacement parts for the HVAC unit. One possible thought by staff, should this project become a necessity, is to spend an additional $250,000 ($650,000 total) and have the HVAC unit installed on the ground near the building, have new ducts run, and update the kitchen in the facility (economies of scale to do the projects all at once). If the HVAC unit were installed on the ground, as opposed to on the roof, we could save the roof replacement costs in the future when the HVAC unit has to be replaced again.
    b. Cost estimate - $400,000 or $650,000, whenever the HVAC breaks or we think we should replace it.

2) Elizabeth St water main replacement (Water Fund)
    a. 60 year old water main on Elizabeth Street. This main services over 24 homes directly, and many more indirectly. Replacement would improve fire protection and water quality.
    b. Cost estimate - $512,000

3) South Main St water main replacement (Water Fund)
    a. 80+ year old water main in the area near Van Emmon Street to Beecher St. This main serves over 30 homes directly, many more indirectly. Replacement would improve fire protection and water quality.
    b. Cost estimate - $714,000

4) Orange Street water main replacement (Water Fund)
    a. Water main replacement near Orange Street and Olsen Street, which will tie to dead end mains together. Connecting two dead ends in a loop will improve fire protection and water quality.
    b. Cost estimate - $167,500

5) Orange Street #2 water main replacement (Water Fund)
    a. 60+ old year 4" water main in the area along Orange St. from South Main Street to east end. Replacement would improve fire protection and water quality.
    b. Cost estimate - $660,000

6) East Washington Street water main replacement (Water Fund)
    a. 80+ year water main in the area of E Washington Street from Rt 47 to Mill St. Replacement would improve fire protection and water quality.
    b. Cost estimate - $465,000

7) Morgan Street water main replacement (Water Fund)
    a. 80+ year water main on Morgan from Fox to Dolph. Replacement would improve fire protection and water quality.
    b. Cost estimate - $376,000

8) East Fox Street water main replacement (Water Fund)
    a. 80+ year water main on East Fox from Mill St to Bell St. Replacement would improve fire protection and water quality.
    b. Cost estimate - $306,000

9) SCADA sewer monitoring system (Sewer Fund)
    a. The City has SCADA systems on its water facilities, which allows for remote monitoring and control of industrial facilities. Installing this on our sewer lift stations and pump stations would improve safety and prevent backups.
    b. Cost estimate - $205,000

10) Bristol Bay intersection improvements (City-Wide Capital Fund)
    a. Pursuant to the 2010 annexation agreement amendment with Bristol Bay, the City is responsible for intersection improvements at Route 30 and Route 47, Galena Road and Route 47, and at Bristol Bay Drive and Route 47. The total cost of these three improvements is over $3.4 million. The intersection improvements at Route 47 intersections of Galena Road and Route 30 are $1.224 million and $701,000 respectively. The remaining $1.4 million is associated with the additional subdivision entrance and traffic signal at Bristol Bay Drive.
    b. Cost estimate - $3.425 million in total.

11) Beecher Center Park (Vehicle & Equipment Fund – Park Capital)
    a. The playground equipment at Beecher Center Park is closely approaching the end of its useful life span. Last year, we estimated that the equipment would need to be removed in FY 14 or FY 15. Based on our most recent assessment of the playground,

we anticipate that the equipment would not need to be removed until FY 18 or FY 19.

b. Cost estimate – $80,000-$100,000. This assumes the playground equipment would be replaced with similar equipment and staff would do the installation.

12) Fox Hill water and sewer recapture (Water Fund and Sewer Fund)
    a. In 2003, the City required Fox Hill developers to oversize water and sewer mains out to the Fox Hill subdivision. This original cost for water and sewer oversizing was $807,000. In the recapture agreement for these projects, the City agreed to compound interest with final payback by the City due in 2023. If a developer develops in the recapture area prior to 2023, the City has the right to charge the developer their portion of the recapture fee (which then gets forwarded to the Fox Hill developer).
    b. Cost estimate – At FYE 2016, total amount will be $1.87million. The original principal on this obligation was $807,847, meaning we have racked up $1,061,722 in interest in 12 years.

13) Public Works building maintenance issues
    a. The Public Works building at Tower Lane was built in the 70s, and was originally designed as a pole barn-style garage. It has been remodeled several times throughout the past 40 years. The City has 2 acres of vacant land at the Wolf Street property, which could serve as a location for a replacement building.
    b. Cost estimate - The office area of the building could be rebuilt for $375,000 (3000 sf at $125/sf). A single shop could be constructed for $1.5 million. Material storage bins would cost $200,000. This brings the total cost to approximately $2.1 million.

14) Emerald Ash Borer Tree replacements
    a. The City has removed 1,600 trees in the parkways that have been impacted by the Emerald Ash Borer. This number does not include any trees throughout the City that are on private property. We currently replace 50 trees per year under our Parkway Tree Program, and we could expand that number to 100 if desired. Alternatively, we could go out to bid for the procurement and installation of hundreds of trees.
    b. Cost estimate - $300 per tree with outsourced installation included.

15) Mill Road improvements
    a. One of the worst rated roads for surface conditions, partially due to its uneven surface, narrow footprint, and antiquated rail crossing.
    b. Cost estimate - $3,809,310 for mill and overlay of existing roadway and crossing improvements.

16) Baseline Road
    a. One of the worst rated roads in the City. The City has been monitoring the condition of the deck of the bridge for the past year. In the event the bridge inspection comes back unfavorable, the City would proceed forward with closing the road. If the Route 47 north expansion project gets funded by the state, the cost of the bridge replacement would be heavily subsidized by the State.
    b. Cost estimate - $560,000

17) Well No. 6 and Water Treatment Plant
    a. Once the City reaches a population of 27,000, we will need an extra well and water treatment plant in order to keep adequate water supply and pressure throughout town. The City has planned for this well and treatment facility to be sited at the Bristol Bay water tower, but would need to update the plans for the facility (it would mimic the Grande Reserve facility). Further, this actual project will be contemplated within the water supply study, and there's a possibility it could be deferred or substituted by a Fox River water treatment plant.
    b. Cost estimate - $4,855,000,

Items to note – Countryside infrastructure

This project involving the replacement of water main and resurfacing the streets within the Countryside subdivision began in calendar year 2016 and is expected to wrap up in summer of 2017. At this time the majority of the work has been completed including all of the replacement of water main and installation of the binder course pavement. The final lift of asphalt (surface course) will be installed in spring 2017 to finish up the project.

To finance this project the City issued a bond for $4.1 million dollars (2015A). Due to costs being less than estimated, we are projecting that we will end the project with $1.1 million left. Approximately $522,000 will be transferred to City-Wide Capital for the Countryside/Center project. The remaining estimated proceeds of $578,000 transferred to City-wide capital and will be used to finance Kennedy Road Improvements ($442,000) and other related road projects.

Items to note – Water Rates

Water fund revenues are expected to beat projections for the second year in a row. This is a combination of higher than expected usage on a per-home basis and the better than expected residential growth in the City.

The City had approved a five year rate increase in April 2014 that brought rates up to $17 per billing cycle for the first 350 cubic feet plus $4.30 for each additional 100 cubic feet in FY 17. The five year program had a rate freeze scheduled for both FY 18 and FY 19. We propose to keep the rate freeze in place for FY 18 and to revisit the FY 19 rates during the FY 19 budget proposal next year. On a straight calculation, the City predicts no growth in revenues in FY 18, but expects 5% year-over-year from FY 19 through FY 2022. That growth could come from rate increases at an inflationary level and/or straight increase in residential units in the City.

Items to note – IMET Loss on Investment in FY 15

To date the City has recovered $15,909. Based on the amount of projected proceeds from the hotel sales and other seized assets, management currently estimates that the City may receive anywhere from $120,000 to $150,000 in recovery proceeds, which would put the overall recovery between 43% and 50%. It should be noted that these projected recovery amounts are

contingent and will be subject to Court approval before any disbursement can take place. IMET has informed the City that as of December 2016 the Overall Receiver had cash balances on hand of $75.2M, however, distributions cannot be made by the Overall Receiver until the priority claims of the USDA and IRS have been resolved by the Court. Further updates regarding these priority claims should follow later on this spring, and management remains optimistic that further distribution of recovered proceeds will occur sometime in the next fiscal year.

Items to note - City Council top ten goals

During the goal setting session in October 2016, City Council passed a total of 24 goals for FY 18. Similar to FY 16 and 17 the top goals focused on the theme of economic development and capital related projects. Goals are ordered in rank of priority according to the City Council.

Downtown Planning

Downtown planning continues to be the top priority. Accordingly, throughout this past year staff has continued to explore cost estimates for the list of downtown projects included in the updated Comprehensive Plan that was adopted last fall. Utilizing monies from the Downtown TIF fund, we are proposing completion of downtown wayfinding signage as well as the creation of a downtown overlay district. Creating this district was a recommendation in the Comprehensive Plan. Essentially, this allows us to establish additional development design requirements over and above those required in the underlying zoning. This will help bring high-quality development to the downtown area in an effort to foster our overarching goal of attracting people to the riverfront. In addition to these two initiatives, we will be promoting increased aesthetics through parking lot paving to areas identified in the parking study completed in 2016. Major initiatives are on hold while the proposal for a TIF extension and creation of a second TIF district is completed.

Southside Development

We continue to work with the City's economic consultant Lynn Dubajic to recruit entities to the south side of Yorkville with major focus on a grocery store. Within the last year, we have had a couple of grocery store chains complete preliminary marketing studies, but their findings did not fit within their business needs. At the time of this memo, we are currently engaging an additional interested grocer. The introduction of enterprise zone status through UIRVDA is creating additional incentive that we are optimistic will reap great benefits to south side development. We will be continuing to assist with application fees in accordance with the policy passed by City Council.

Staffing

In FY 17, the City will be adding a purchasing manager, which will be a shared employee with Oswego. In FY 18, we propose to add a Facilities Maintenance Manager, which will be a shared employee with both Oswego and Montgomery. Additionally, two employees will change their status – a part-time inspector going to full-time and the interim assistant administrator going to permanent.

Manufacturing and Industrial Development

The City has been courting a large industrial user for the Eldamain Rd corridor for the past year. The user has been approved for an enterprise zone for the project, and is deciding between Yorkville and another site in Illinois for the project. If the project is successful, the City will have to commit to a major infrastructure expansion to the site which will be a speculative financial venture but would put the City in position to secure other users to the corridor.

Municipal Building Needs and Planning

After going out to RFQ for Building Condition Surveys, we interviewed five different finalist firms in January. Based on the interviews staff has determined a preferred consultant and will be negotiating with them. We assume the study will be over $20,000 and will require City Council approval. We have budgeted $125,000 for this study, but will not know exact scope or price until after negotiations with the vendor. We expect the study will have a component which makes recommendations on the deferred maintenance of each building vs. its market value. Finally, we have proposed a Building Maintenance Manager that we will share with Oswego and Montgomery.

Vehicle Replacement

For FY 18, we are proposing purchasing the following vehicles: three squad cars and one new Public Works truck. The Public Works Committee has reviewed a cold-call sales pitch to transition to a lease program, which will be vetted in full in the future – potentially as part of a performance contract program. Since we have not vetted this program, we have not shown it in the budget.

Riverfront Development

Last summer, the OSLAD grant that was rewarded for Riverfront Park was reinstated giving the means to the Park and Recreation Department to move forward with associated projects. Accordingly staff decided to kick things off with the installation of the playground equipment. Unfortunately, progress was halted when contaminants were found in the soil of the planned playground site. With safety as the number one priority, additional areas in the park have been tested and staff is currently working on a plan to remedy all issues. With this new development, parks staff have decided to redirect their focus towards first completing Bristol Bay Regional Park, another OSLAD grant project that expires next year. Accordingly, project reimbursement through the grant for this project has been pushed back until FY 20.

Water Planning

The City is starting to move forward with recommendations for a new joint water treatment facility with Oswego and Montgomery using the Fox River as the primary source of water supply. The first steps are land acquisition and governance issues. The Village of Oswego is currently reviewing a number of options related to sites within their planning boundaries, and each municipality is budgeting $15,000 or so for governance review in the upcoming fiscal year.

Revenue Growth

In the past, this item has focused on commercial and industrial development and attracting growth in revenues brought in from non-residents. No specific proposal is given for the five-year budget as it relates to this general goal.

Shared Services

Throughout this past year, staff has continued to work with Oswego and Montgomery on integrating shared services. For FY 18 many new projects are being proposed in the budget particularly focused on shared staffing. With Oswego, we will be hiring a joint purchasing manager and have worked on a shared IT vendor and consortium. Oswego, Montgomery, and Yorkville are all proposing the hiring of a joint Facilties Maintenance Manager.

Capital Improvement Plan

The City's capital improvement plan expenditures have increased each year in the past few years. We are both knocking items off of the unfunded section of the capital improvement plan at a greater rate than we ever have, and adding new items to the list because our depth of knowledge and planning efforts have increased. The big picture narrative further above in this memo includes a good overview of which projects will be completed each year, and the "Items to Note" section above also carries a mini-narrative of each project and the cost.

Items to note- Building Inspection Load

Yorkville has had an active building year. According to Metrostudy (www.metrostudy.com/) Yorkville ranked #7 in the Chicagoland area for new single-family housing starts in Calendar Year 2017. The rankings were as follows: Chicago, Hampshire, Crown Pointe, Naperville, New Lennox, Huntley, and Yorkville. At the beginning of FY17 the City employed 1 Full-Time Building Code Official and 1 Part-Time Building Inspector. During Calendar Year 2016 the City of Yorkville completed 3,005 inspections. On average the FT Building Code Official completed approximately 2,000 and the PT inspector completed approximately 1,000. The FT Inspector completed approximately 9 inspections per day. In November 2016, a second PT inspector was on-boarded to the Department. Please see the below table for a comparison to other neighboring communities in regards to inspections. Yorkville ranked third in total number of inspections per calendar year. However, both Oswego and Plainfield, which were higher in inspection numbers, have higher staff counts. In the FY18 budget, it is proposed that the Department transfer the senior PT inspector to FT status and hire 1 additional PT Inspector. This will bring the total staff count in the Building Department to: 1 FT Building Code Official, 1 FT Building Inspector, 2 PT Building Inspectors and 1 Administrative Secretary. This should help to alleviate the hours that the Building Code Official devotes to inspections and also will allow the department to even out the workday and become more aligned with an acceptable inspections per day number.

City or Town	Full-Time	Part Time	# of Inspections 2016	Avg per inspector	Avg inspections per day	What is outsourced?	# of inspections requiring a state plumber's license
Oswego	4	0	3,310	1,103	5	None	Undetermined
Plainfield	4	0	8,750	2,187	9.7	None	2,351
North Aurora	1	0	1,564			All plumbing	25
Montgomery	1	0	916	916	4	None	197
Kendall County	1	0	627	537 86 Consultant 4 Yorkville	2.4	Plumbing through Yorkville and Consultant	86
Yorkville	1	1	3,005	1,953 FT	8.7		630
				1,053 PT	Part time		

Items to note – engineering department cost analysis

We have been reviewing engineering department costs since choosing to outsource in 2011. Using EEI continues to be less expensive for the City than in-house staff. Engineering costs in FY 15 with EEI were approximately $183,000 less than in FY 10 with in-house staff. That calculation is based upon:

1) In FY 10, our engineering department had 5 employees and the cost of the department was about $535,000.
2) In FY 16, our outsourced costs were $396,486
    a. $230,266 for routine engineering
    b. $176,220 for subdivision inspections

On a related note, EEI is billing out about $60,615 per year to developers that is being reimbursed to the City, and an additional $1,291,645 in gross project expenses for capital projects (net $1,162,209) that the City would not have been able to complete with in-house staff.

Items to note – vehicle replacement schedule

In FY 18, we have three vehicles planned in the Police Department for $165,000 and one vehicle planned in the Public Works Department for $45,000. Based on the City's vehicle equipment replacement fund (VERF) schedule, we should be spending $250,000 per year on police and $300,000 on public works. As mentioned in the City Council goal review above, the Public Works Committee has received a cold-call proposal on vehicle leasing, but the program has not been vetted by staff.

Items to Note- Administrative Charge Back

In previous years, the only salary and benefit costs borne by the water and sewer funds were the water and sewer department employees and a portion of the Public Works Director's salary and benefit cost. In this year's budget proposal, we've asked various employees to identify the amount of time they spend on water and sewer issues so that these costs are accurately presented in the water and sewer funds. As enterprise funds, both the water and sewer

funds should properly account for all expenses related to running those services like a stand-alone business. In the past, those "businesses" had not been paying a COO, CFO, HR employees, IT vendors, customer service representatives, or accountants. While some municipalities achieve this concept through a percentage-based administrative transfer, our proposal going forward is to document the amount of time staff spends on water and sewer issues and make sure that these costs are accurately reflected in the budget each year. The percentages we've identified are as follows:

Name	Position	% of Personnel Costs related to Enterprise Activities	Water	Sewer	Total
Diane Long	Office Assistant	30.00%	$ 14,942	$ 5,378	$20,320
Bonnie Olsem	Admin Secretary	60.00%	$ 37,867	$ 13,628	$51,495
Bart Olson	City Administrator	10.00%	$ 17,479	$ 6,291	$23,769
Rob Fredrickson	Finance Director	20.00%	$ 23,216	$ 8,356	$31,572
Amy Simmons	Accounting Clerk	15.00%	$ 10,634	$ 3,827	$14,461
Rachel Wright	Senior Accounting Clerk	5.00%	$ 4,183	$ 1,506	$ 5,689

Items to Note- GC Housing Rental Assistance

The City expects the GC Housing development (Anthony's Place) to open in January 2018. As part of the approval of that development, the City committed to the creation of a housing assistance program. The City's housing assistance program provides a subsidy to three units in the building for tenants making less than 30% of the area median income. For those tenants, the City will subsidize the difference between 30% of the tenant's annual income and rent plus utilities (expected to be between $500 and $600 per month per unit). The City has committed to this program for 10 years, but is allowed to allocate money each budget year based on availability. While the maximum mathematical possibility each year is $24,000, we anticipate the actual maximum cost in any given year to be less than $12,000. Accordingly, we've budgeted for $12,000 per year in the five-year budget but we will revisit that figure in next year's budget after the program has opened.

The program must be open for applications 90 days prior to building opening, so we are currently planning a public outreach for the program in September 2017 and applications to be available at the end of September 2017. The actual application window will open 30 days prior to opening. Applications will be taken on a first-come, first-served basis but tenants who submit at the application opening will be selected based on established criteria.

Items to Note- Building Conditions Survey

The City posted the Request for Qualifications for the Building Conditions Survey on November 2, 2016. We received 17 responses on November 22nd. Staff interviewed 5 companies in early January and ultimately chose EMG. Staff is currently negotiating with EMG regarding scope and cost of the project. The proposed project budget is $125,000. If staff can work with EMG to produce the survey within the proposed budget, we will continue to move this project forward. This survey will produce a product which identifies maintenance wear and tear (deferred maintenance), health, safety or ADA violations, any observable structural issues, and estimates of costs to repair those items. This will ultimately aid staff and elected officials to make decisions on whether to keep a building and also outline what maintenance to do in the near future.

Items to Note- IT Services- Interdev

The City looked at joining an information technology consortium of municipalities in the north suburbs in summer 2016. The City contracted with the consortium's vendor to do a network security assessment around that time. The assessment was used both to look at the status of the City's current network setup, but also as a list of prerequisite projects to complete before joining the consortium. Because the consortium had not expanded since its initial inception, it did not have a framework to add members at the time the City was interested in joining. That framework was completed in the beginning of 2017, and we expect the consortium to discuss our application to join this month. This item should be in front of the City Council for action (contract approval and intergovernmental agreement) in March and April.

The proposed contract with the consortium vendor, Interdev, is for 8 hours per week and roughly $32,000 per year. The City was able to achieve a lower hourly rate with Interdev through a joint bid for IT services with Oswego. In short, Oswego will utilize 32 hours of IT support and Yorkville will utilize 8 hours. This allows Interdev to allocate a normal full-time employee between the two cities. Additionally, the purpose of the consortium is to standardize processes and equipment, and to conduct joint purchasing. Rather than analyze and vet IT issues ourselves, we will have the combined knowledge of several other cities and staff.

Items to Note- BUILD program

In September 2016, the City extended the BUILD program through December 2017. We would expect to take up the discussion on the BUILD program again in fall 2017. The City has turned into one of the fastest growing cities in the Chicago metropolitan region, partially because of the BUILD program. However, we have seen a larger number of homes not using the BUILD program in recent years. Additionally, the lost revenue in each of the water and sewer funds from the BUILD program is approaching $200,000 in the water fund and $115,000 in the sewer fund. These figures represent around 30% of the total revenue received in each fund from infrastructure fees. While the goal of the program has always been to increase the residential housing count to lure sales-tax generating commercial businesses in town, the program represents a significant amount of lost revenue in two funds with annually approved infrastructure fees.

Items to Note- Parks and Recreation Facility

City sold portion of Bristol Bay Regional Park for $250,000 in June 2016 to Go For It Sports for future construction of a community facility. Park Board has been reviewing use of those funds for construction of a small facility, and has made a two-part recommendation for those funds. First, construct a 50x70 building for $250,000 which would allow them to expand recreation programming. Second would be to ask the City Council for an additional $250,000 amount for a total of $500,000 and construct a larger building of approximately 90x120, which would be the size of a small gym. This small gym would be similar to the small gym that was at the REC Center and allow for open gym after school. The Board is looking for this facility to be located at Beecher Park and/or be attached to the Beecher Center. The request for additional funds is not shown in the budget at this time, but it is something that could be considered in the future if the City Council wanted to make a recreation facility a higher priority.

The small picture – items to note in the general fund

Please accept the following information as discussion on individual line-items within the budget. These individual line-items may change between now and the date of approval based on City Council direction or staff recommendation (due to new information). Revenues are listed as "R#", and expenditures are listed as "E#".

R1) Property Taxes – Corporate Levy 01-000-40-00-4000

a. We propose that the City corporate levy will decrease in FY 18 (-3.75%), due to low inflation and more money being needed to satisfy the actuarial determined contribution for the police pension. For FY 18 through FY 22 shows an increase of 2% per annum. This line item does not include police pension, bond-related, library operations, and library debt service taxes.

R2) Property Taxes – Police Pension 01-000-40-00-4010

a. The FY 17 amount matched the actuarial determined contribution of $825,413. Since actual property tax revenues fell short of this amount, other General Fund revenues were utilized in the amount of $7,923 to fund the difference. Pursuant to the pension funding policy, the City will continue to fully fund its actuarial contribution amount each year, which is currently at $966,211 for FY 18. As the City continues to fully fund this obligation, the Police Pension Fund percent funded should continue to increase from its current amount of 40%. Future years funding amounts are estimates only, and will be analyzed each year by the City's actuary.

R3) Municipal Sales Tax 01-000-40-00-4030

a. Based on current trends in municipal sales tax collections, we are projecting increases in sales tax collections of approximately 3% per year through FY 22. This line item will have to be revisited each year, as sales tax collections are highly volatile and subject to economic fluctuations. Currently, we are projecting ending FY 2017 around $100,000 over the budget amount, so we are very optimistic about future growth of this revenue.

R4) Non-Home Rule Sales Tax 01-000-40-00-4035

a. We have budgeted for the same growth trends in non-home rule sales taxes as for municipal sales taxes.

R5) Hotel Tax 01-000-40-00-4050

a. Hotel tax revenues have been trending upwards over the past few years with the development of the Hampton Inn. The City's hotel tax rate is 3%, well below the allowed maximum of 5%. There is potential that this line-item could increase substantially with the addition of another hotel in the City.

R6) Video Gaming Tax 01-000-40-00-4055

a. The budgeted amount represents the amount of revenue expected to be generated from the video gaming machines at 13 establishments throughout the City.

R7) Amusement Tax 01-000-40-00-4060

a. This is the 3% tax charged on all amusement devices and tickets within the City. The maximum amount allowable under law for this tax is 5%. The majority of this line-item is generated by Raging Waves, which has a large percentage of out-of-town visitors. The second largest contributor to this amount is NCG Movie Theater, although this amount currently has no net impact on the budget, as we are rebating 100% of the amusement tax to the movie theater developer until we rebate $200,000 total. We expect that figure to be reached sometime in FY 21. At that point, the rebate drops to 50% for 10 years from the development agreement.

R8) Admissions Tax 01-000-40-00-4065

a. This is the 2.75% admissions tax charged at Raging Waves, authorized by their annexation agreement. This amount is remitted to Raging Waves to offset their on-site infrastructure costs.

R9) Business District Tax – Kendall Mrkt 01-000-40-00-4070

a. This line item represents the additional 0.5% general merchandise sales tax applicable to the Kendall Marketplace Business District. These proceeds are rebated in full (out of Admin Services) in order to pay debt service on the Kendall Marketplace bonds.

R10) Business District Tax – Downtown 01-000-40-00-4071

a. This line item represents the additional 1.0% general merchandise sales tax applicable to the Downtown Business District. These proceeds are rebated in full (out of Admin Services) to Imperial Investments, pursuant to their development agreement with the City.

R11) Business District Tax - Countryside

a. This line item represents the additional 1.0% general merchandise sales tax applicable to the Countryside Business District. These proceeds are rebated in full (out of Admin Services) to Kendall Crossing LLC, pursuant to their development agreement with the City.

R12) State Income Tax 01-000-41-00-4100

a. We are projecting $101 per capita for FY 18, which is the IML estimate, plus we expect to receive $30,000 of additional disbursements from the Special Census which could be completed in 2017. The special census has been put on hold because of the federal hiring freeze, and we've changed our expectation that we would see increased revenue from the census from November 2017 to February 2018. To the extent that the special census actually occurs later than April 2017, each month of delay costs the City $15,000 in lost revenue.

R13) Local Use Tax 01-000-41-00-4105

a. We are projecting $25.30 per capita for FY 18, which is the IML estimate, plus we expect to receive $8,000 of additional disbursements from the Special Census. The same comments for delay as mentioned above apply to this tax.

R14) Liquor licenses 01-000-42-00-4200

a. In a comparison of Yorkville and 9 other surrounding municipalities, we found that overall Yorkville is lower than that of other municipalities in many areas. One main category of concern is the application fee, itself. We think that we would benefit by raising our current license application fee of $100. This fee is not substantial enough to cover the costs for processing and fingerprinting. We propose raising it to $300, incrementally at $100 each year. In addition, we propose incremental raises of $100 for 2 years for all Class A, Class R, and Class B licenses in addition to Bar and Grill, and Club. The other classes are fairly in line.

R15) Building Permits 01-000-42-00-4210

a. Revenue figures within this line-item are budgeted at $200,000 which will help offset costs associated with all employees tasked with conducting inspections and support. If during the year, all those costs are met, any excess building permit revenue will be transferred into the City-Wide Capital fund for the use of one-time capital expenses. This prevents us from using one-time revenues for operating costs in the future. The "surplus" building permit revenues are currently denoted in the City-Wide capital fund budget under line-item 23-000-42-00-4210.

R16) Garbage Surcharge 01-000-44-00-4400

a. This line-item represents all revenue the City receives from residents for garbage services. The gross revenue received is expected to drop in FY 18 because the cost of the service is going down significantly, even though we have expanded services.

R17) Administrative Chargeback 01-000-44-00-4415

a. This revenue represents that the general fund will be reimbursed from the water, sewer, and TIF funds for a portion of personnel costs. This is according to the time that employees whose salaries come out of the general fund spend on water, sewer, and TIF related issues. Exact percentages and employee info can be found in the items to note section of this memo.

R18) Reimbursement – Engineering Expenses 01-000-46-00-4604

a. Revenue figures within this line-item will offset the line item for engineering expenses in order to net out the engineering services to equal the $240,000 contract amount.

R19) Miscellaneous Income 01-000-48-00-4850

a. This revenue line-item primarily represents rebate money earned from simply using City issued credit cards to make purchases. Approximately $14,500 was earned.

E1) Salaries – All Departments Multiple #'s

a. We are proposing a 3.435% increase in individual full-time salaries for FY 18. We have budgeted for reasonable, but undetermined, salary increases in FY 19 through FY 22.

E2) Health Insurance – All Departments Multiple #'s

a. We are assuming an 8% increase in health insurance costs each year through FY 22. The actual year-end figures may fluctuate based on employees changing health plans and/or the changes in overall rates.

E3) IMRF – All Departments Multiple #'s

a. While the IMRF fund is very well funded compared to other state-wide pension funds, we are budgeting conservative increases in the employer contribution rates each year for FY 18 through FY 22.

E4) Tuition Reimbursement – All Departments Multiple #'s

a. Per the City's tuition reimbursement policy, any approved degree programs are shown in the appropriate budget. Currently, Deputy Clerk Pickering (Administration Department) and Officer Goldsmith (Police Department) are both enrolled in separate Bachelor's Degree programs at Aurora University.

E5) Training and Travel – All Departments Multiple #'s

a. The same training and conference levels are proposed as last year. Department heads have been asked to budget for attendance at one national level or state conference per year to keep up to date with the latest trends in management and government. Increases in individual line-items reflect this request of the department heads.

E6) Commodity Assumptions – All Departments Multiple #'s

a. Graduated increases in gasoline, electricity, natural gas, and simple contractual services are not based on any particular estimate of the details of the line-item, except where specifically noted in this budget section. From a conservative budgeting principle, we are purposefully trying to overestimate costs to hedge on unanticipated price increases on everything from gasoline to office cleaning.

E7) Professional Services – All Departments Multiple #'s

a. Professional services expenditures vary in each department and can be for a variety of services. For each department, we've included a brief sampling of the expenses coded out of this line-item. Full expense reports for any line-item can be obtained from the Finance Department at any time.
b. Administration – Expenses for the minute taker, AT&T Maintenance, safe deposit box, background checks, and ADS alarm monitoring.
   Finance – GFOA CAFR award fee, utility billing fees, bond renewal, and the annual accounting software maintenance agreement.
c. Police – Expenses for onsite shredding notaries, and searches.
d. Community Development – Access to iWorQ (code enforcement and permit management software and scanning of building plan documents. \

e. Street Operations – City photo ID cards, pest control, and CDL license renewal.
f. Water Operations – Electronic meter reading services, utility billing fees, and City photo ID cards.
g. Sewer Operations –Sewer cleaning, sewer pipe repair, utility billing fees, and City photo ID cards.
h. Parks – Employment ads and pest control.
i. Recreation – Referees and umpires, recreation class instructors, and park board minute taker fees.
j. Library – Elevator maintenance, pest control, copier charges, and IT services, and minute taker fees.

E8) Office Cleaning – All Departments Multiple #'s

a. The City approved a new contract for expanded cleaning services at the beginning of 2017. As a result, the expenditures related to the contract are being coded out of the departments that operate the buildings being cleaned (Administration, Police, Public Works, Parks and Recreation).

E9) Salaries – City Treasurer 01-110-50-00-5004

a. This elected position was eliminated via referendum to go into effect FY 19. Therefore, this is the last year we are budgeting for it. This results in an approximate $1,000 savings per year.

E10) Salaries – City Clerk 01-110-50-00-5003

a. This elected position was eliminated via referendum to go into effect FY 19. Therefore this is the last year we are budgeting for it. This results in an approximate $9,000 savings per year.

E11) Salaries – Administration 01-110-50-00-5010

a. In FY 18, we propose to make the interim assistant city administrator position permanent. In exchange, we are not participating in an internship program. Additional funds have been saved elsewhere in the budget due to delays in hires, including positions in Administration.

E12) Part-Time Salaries 01-110-50-00-5015

a. We are recommending to not participate in an internship program this year.

E13) Auditing Services 01-120-54-00-5414

a. We went out to RFP for this service this year and will be continuing to utilize Lauterbach and Amen.

E14) Salaries – Police Officers 01-210-50-00-5008

a. No new hires are proposed in the police department. At this time we are near regional averages for staffing. If the City's five year budget outlook improves, we would recommend revisiting this position.

Municipality	Population*	Total Full-Time Officers	Officers per 1,000
Aurora	200,661	287***	1.43
Batavia	26,495	38	1.43
Carpentersville	38,512	59	1.53
East Dundee	3,074	13***	4.23
Elburn	5,748	7	1.21
Elgin	112,111	180***	1.61
Geneva	21,806	36	1.65
Gilberts-	7,638	8	1.05
Hampshire	6,130	12	1.96
North Aurora	17,456	28	1.60
Sleepy Hollow	3,337	7	2.10
St. Charles	33,460	52	1.55
Sugar Grove	9,512	12	1.26
West Chicago	27,447	50***	1.82
West Dundee	7,395	18***	2.43
Winfield	9,567	16***	1.67
Average	33,146.81	51.44	1.78
Midwest (10,000-24,999)**	6,761,176	11,494	1.70
Total Illinois**	5,279,933	13,295	2.52
National (10,000-25,000)**	25,662,681	47,085	1.80
Yorkville (FY 17)	18,451	30	1.63

*Based off of 2015 U.S. Census population estimate
** Only agencies that participate in FBI Uniform Crime Reporting
*** Last year's officer number

E15) Salaries – Sergeants 01-210-50-00-5012

a. The City chose to hire a sixth sergeant in FY 17, which is why the line-item in FY18 forward is much higher than the FY 17 budget amount.

E16) Police Commission 01-210-54-00-5411

a. The spikes in the Police Commission line-item represent applicant testing years. In FY 18, the spike represents sergeant testing.

E17) Vehicle and Equipment Chargeback 01-210-54-00-5422

a. This line-item represents the gap between police impact fees and the amount of expenditures related to police-car purchases in FY 18.

E18) Legal Services 01-210-54-00-5466

a. This line item represents the expenses for any miscellaneous grievances that occur. The police officers and sergeants bargaining unit contracts do not expire until 2020.

E19) Salaries and Wages (Community Dev.) 01-220-50-00-5010

a. Per the items to note section above, this line-item includes one part-time inspector going to full-time in FY 18.

E20) Professional Services 01-220-54-00-5462

a. This line-item contains funds for updating the subdivision control ordinance with consultant assistance. Further information will be proposed to the EDC at a later date.

E21) Vehicle & Equipment Chargeback 01-410-54-00-5422

a. This line-item represents the gap between public works impact fees and the amount of expenditures related to public works vehicle purchases in FY 18.

E22) Mosquito Control 01-410-54-00-5455

a. The line-item expense for mosquito control represents treatment of stormsewer inlets only.

E23) Tree & Stump Removal 01-410-54-00-5458

a. This line-item will continue to be $20,000 in FY 18 and is expected to remain constant. This does not include any replacement of trees.

E24) Hanging Baskets 01-410-56-00-5626

a. The hanging basket replacement program was originally postponed because of the Route 47 project. Now that the light poles have been installed, we are proposing to re-implement this program, which will be funded through donations. These donations will be coded to the donations revenue line-item.

E25) Garbage Services – Senior Subsidies 01-540-54-00-5441

a. This line item represents the total amount of the current senior garbage subsidy. The subsidy is 20% for all seniors and 50% for all seniors on the Circuit Breaker program, and those amounts will hold through FY 22. Currently, we have 707 senior accounts and 16 circuit breaker senior programs.

E26) Salaries – Special Census 01-640-50-00-5016

a. This line-item represents the salaries of all part-time employees needed to physically conduct the special census. The City had originally expected to complete this project in FY 17, but the federal hiring freeze has delayed the project into FY 18.

E27) Purchasing Services 01-640-54-00-5418

a. This line-item represents the hiring of a purchasing manager by the Village of Oswego in March 2017 and the City utilizing that employee and reimbursing the Village of Oswego 50% of the cost of the employee. The original term of the intergovernmental agreement is four years, but staff has been more optimistic that this position will yield better than expected savings for both municipalities.

E28) GC Housing Rental Assistance Program 01-640-54-00-5427

a. As explained in the items to note section above, this line-item represents the City's cost to run the housing assistance program for the GC Housing development, as approved in Ordinance 2016-21. The $12,000 annual appropriate can be amended upwards or downwards in the future, but we felt that $12,000 is adequate for the first year.

E29) Utility Tax Rebate 01-640-54-00-5428

a. This line-item represents the electric and natural gas utility taxes rebated to Wrigley as part of the Skittles factory expansion. The project was given a permanent certificate of occupancy in early 2017 and we would expect the first rebates to occur in early 2018. The $14,375 in this line-item represents the maximum amount that the City would rebate annually.

E30) Facility Management Services 01-640-54-00-5432

a. As explained in the items to note section above, this line-item represents the hiring of a facility services manager with Oswego and Montgomery. This intergovernmental agreement and proposal will be subject to thorough discussion at both the staff level and City Council level in the future. In general, this position is proposed to be tasked with coordinating all building and grounds maintenance at every facility in the City.

E31) Amusement Tax Rebate 01-640-54-00-5439

a. As part of the Countryside redevelopment project incentives, the City is refunding a portion of the amusement tax to the Movie Theater developer. This amount should equal the amount of amusement tax generated by the Movie Theater up to $200,000. We expect that this incentive will be satisfied in FY 21. All further proceeds will be rebated at 50%.

E32) KenCom 01-640-54-00-5449

a. This line-item represents the City's contributions to KenCom, based on the intergovernmental agreement and the KenCom budget.

E33) Information Technology Services 01-640-54-00-5450

a. This line-item covers all consultant costs and equipment purchases for IT in all departments. We are still recommending outsourcing of IT services, and will be taking an intergovernmental agreement for an IT consortium to a future Administration Committee meeting. We expect consultant services to run the City $40,000 annually for the first year, for 8 hours per week of service and remote network monitoring.

E34) Engineering Services 01-640-54-00-5465

a. This is the gross cost of all EEI expenses which are not related to capital projects. It includes $240,000 of contract-related expenses, $125,000 worth of subdivision-infrastructure inspection related expenses, and $25,000in reimbursable development work. For reasons explained in the Items to Note section, we still recommend the City outsource its engineering work for the foreseeable future.

E35) Economic Development 01-640-54-5486

a. The YEDC was formally disbanded at the end of 2015. In order to continue attracting new business and promoting expansion of existing business, Lynn Dubajic, former director has been hired as a part-time economic development consultant. Her salary of $145 per hour at 15 hours per week makes up the majority of this line item of $114,100.

E36) Business District Rebate 01-640-54-00-5493

a. Currently, this expenditure line-item corresponds with a revenue line-item of the same amount, as this tax is rebated 100% to the developers of the Kendall Marketplace, Kendall Crossing and the downtown business district.

E37) Admissions Tax Rebate 01-640-54-00-5494

a. Currently, this expenditure line-item corresponds with a revenue line-item of the same amount, as this tax is rebated 100% to Raging Waves. This rebate is set to expire in FY 2022.

E38) Transfer to CW Buildings and Grounds 01-640-99-16-9923

a. This transfer will directly correspond with expenditures for maintaining and improving municipal buildings. In FY 18, we are proposing to complete a municipal facilities condition assessment and we expect the study to cost $125,000.

E39) Transfer to Citywide Capital 01-640-99-23-9923

a. No transfers will be needed to Citywide Capital in FY 18, but we expect funds to be transferred starting in FY 19.

E40) Transfer to Debt Service 01-640-99-00-9942

a. This line-item represents the gap between property taxes associated with the 2014B bond and the debt service for that bond. The property taxes on the 2014B bond were completely abated in the 2016 tax levy cycle (FY 18 budget).

E41) Transfer to Sewer 01-640-99-00-9952

a. This line-item represents the City's transfer of non-home rule sales tax dollars being transferred into the sewer fund to pay for the yearly debt service on the 2011 refinancing bond.

E42) Transfer to Parks and Recreation 01-640-99-00-9979

a. This line-item represents the City's operational transfer to fund Parks and Recreation expenses.

E43) Transfer to Library Operations 01-640-99-00-9982

a. This line-item transfer covers liability and unemployment insurance for the library.

The small picture – all other funds

Fox Hill SSA

R1) Property Taxes 11-000-40-00-4000

a. The FY 18 revenue figure reflects a ~$43 per home per year tax amount, which was the tax levy ordinance approved by City Council in December 2016. Pending approval of the management company proposal below and our estimate of annual maintenance for the project, we would expect dues to increase in FY 19 to ~$79 per home per year. Of note, the long-term debt on past projects and the negative fund equity will not be cleared until FY 25.

E1) Professional Services 11-111-54-00-5462

a. The Public Works Committee will review a proposal in February by staff to outsource management of this SSA to a private firm. Neither this SSA nor the Sunflower SSA has ever paid for the cost of in-house employees to prepare materials related to the bids, to interact with residents, or to follow-up with the contractor. If the City Council approves the concept via the Public Works Committee agenda item, we would look to go to RFP for a management company at some point in FY18.

E2) Outside Repair and Maintenance 11-111-54-00-5417

a. The FY 18 amount reflects our best estimate for the annual maintenance contract plus the replacement of all previously removed trees within the entrance to the subdivision.

Sunflower SSA

R1) Property Taxes 12-000-40-00-4000

a. The FY 18 revenue figure reflects a ~$115 per home per year tax amount, which was the tax levy ordinance approved by City Council in December 2016. Pending approval of the management company proposal below and our estimate of annual maintenance for the project, we would expect dues to increase in FY 19 to ~$230 per home per year. Of note, the long-term debt on past projects and the negative fund equity will not be cleared until FY 25.

E1) Pond Maintenance 12-112-54-00-5416

a. The FY 18 amounts represent the final year of the Encap contract for pond maintenance and monitoring. In FY 19 and beyond, the City is budgeting for annual algae treatments and inspection by Encap to monitor the basin condition.

E2) Professional Services 12-112-54-00-5462

a. The Public Works Committee will review a proposal in February by staff to outsource management of this SSA to a private firm. Neither this SSA nor the Fox Hill SSA has ever paid for the cost of in-house employees to prepare materials related to the bids, to interact with residents, or to follow-up with the contractor. If the City

Council approves the concept via the Public Works Committee agenda item, we would look to go to RFP for a management company at some point in FY18.

Motor Fuel Tax Fund

E1) Baseline Road Bridge Repairs 15-155-60-00-6004

a. Original estimates on the bridge repair in FY 16 came in much higher than expected, so staff recommended closure of the bridge instead. This item was pushed along through the remainder of FY 16 and FY 17 because ongoing bridge inspections have not justified total closure of the bridge. Per the Bridge Inspection Report completed in 2016, the superstructure (surface) is in poor condition, while the substructure is in good condition. The 2016 report did not indicate an immediate need to close the bridge based on structural/safety concerns. Inspections are scheduled once every two years, per IDOT policy. If the inspection comes back with an issue, we would recommend proceeding forward with bridge closure. Until then, we recommend leaving the bridge as-is until the State expands Route 47 in the area.

E2) Route 47 Expansion 15-155-60-00-6079

a. Per the City's intergovernmental agreement with IDOT, MFT related Route 47 project expenses were spread over ten fiscal years. By April 2017 the City will have made 55 of its 120 payments.

City-Wide Capital Fund

R1) Federal Grants – ITEP Kennedy Rd Trail 23-000-41-00-4178

a. Reimbursement related to engineering was delayed into FY 18 due to project delays caused by ComEd land acquisition in FY 17. The City is proceeding forward with bidding the project in spring 2017.

R2) Building Permits 23-000-42-00-4210

Any excess of building permit revenues over the cost of building department operations will be placed in this line item. In order to budget conservatively, we are leaving this number at zero. The current threshold for funds to cross over into City-wide capital is $278,000.

R3) Road Infrastructure Fee 23-000-44-00-4440

a. We are not proposing any change to the Road Infrastructure Fee through FY 22. This is something which can and will be reevaluated each year, as the sunset date for the infrastructure fee is April 30, 2016.

R4) Transfer from General – CW B&G 23-000-49-16-4901

a. This transfer will directly correspond with expenditures for maintaining and improving municipal buildings. In FY 18, we are proposing to complete a municipal facilities condition assessment and we expect the study to cost $125,000.

R5) Transfer from General – CW Capital 23-000-49-23-4901

a. No transfers will be needed to Citywide Capital in FY 18, but we expect funds to be transferred starting in FY 19.

R6) Transfer from Water 23-000-49-00-4951

a. This transfer represents the leftover Countryside infrastructure bond proceeds. Around $522,000 of this figure is being used to complete the resurfacing of Countryside Parkway and Center Parkway within the Countryside subdivision. While we had been planning to do this project under a LAFO grant, we have not been successful in achieving that grant and we do not expect to have another grant cycle before the work needs to be completed. So, we are recommending abandoning the grant process and paying the full cost of the resurfacing. The remaining amount of the transfer is being proposed to offset the cost of the Kennedy Rd resurfacing.

E1) Property & Building Maintenance Services 23-216-54-00-5446

E2) Property & Building Maintenance Supplies 23-216-56-00-5656

a. As mentioned in the items to note section, we propose a full municipal facilities conditions study in FY 18. The City went out to bid for the study in FY 17 and we've been negotiating with a selected vendor as of February 2017. We expect the study to cost around $125,000.

E3) Engineering Services 23-230-54-00-5465

a. Unrelated to the golf-cart/ADA issue, the City is required to do an ADA sidewalk transition plan. This transition plan involves surveying sidewalk conditions throughout town and looking at transitions between sidewalks and roadways to make sure those facilities are ADA compliant, and if they are not compliant, documenting it and making a long-term commitment to fixing the issue. We do not have the capabilities to do this in-house, so the $35,000 represents EEI's best cost estimate of the study.

E4) US 34 (Center / Eldamain) project 23-230-60-00-6016

a. The State has sent us an intergovernmental agreement for this project, which will be reviewed by the City in spring 2017. IDOT expects the contract to begin in FY 18 and has agreed to allow us to stretch payments out for the duration of the project.

E5) Road to Better Roads Program 23-230-60-00-6025

a. This line item represents the pavement portion of the total road to better roads expenditures. Between this line item and others, we have over $1.1 million in project funding.

E6) Sidewalk Construction 23-230-60-00-6041

a. In FY 17, the City performed misc. repairs to sidewalk throughout town to remove trip hazards and replace sidewalk where we had to remove it for water main breaks. These areas include Apple Tree Ct. and Kingsmill. In addition to that, we replaced 50 linear feet in Country Hills to correct a drainage issue. The City also rented a special grinder to smooth smaller trip hazards instead of replacing squares of sidewalk. The

Public Works department is compiling a list of areas in the city that have sidewalk gaps or sidewalk that is severely deteriorated that will be used to create a list of repairs for the upcoming fiscal years.

E7) Route 71 (RT 47- RT 126) Project 23-230-60-00-6058
a. IDOT has approved engineering and reconstruction of Route 71with additional lanes in their five year plan. They are currently proceeding with phase II engineering. It is anticipated that this project will not occur until FY 19 at the earliest. Construction is anticipated to take 2.5 years to complete.

E8) US 34 (IL 47 / Orchard Rd) Project 23-230-60-00-6059
a. This project is underway and is expected to occur over the next three fiscal years. The ~$300,000 budgeted over that timeframe is based on IDOT estimates.

E9) Countryside Improvements 23-230-60-00-6082
a. This line-item contains all pavement related expenses in the Countryside subdivision. Final lift of asphalt throughout the subdivision is expected in FY 18.

E10) Kennedy Rd Bike Trail 23-230-60-00-6094
a. This line-item contains the gross expenses from the construction of the trail. We continue to assume that the City will not pay for any of the net costs of the project, but we do expect the reimbursement from Push for the Path to occur slightly behind the timing of the incoming construction expenses. Grant monies from the State will be recorded in line item 23-000-41-00-4178. Reimbursement monies received from Push for the Path will be recorded in revenue line item 23-000-46-00-4660.

E11) Principal Payment 23-230-81-00-8000
E12) Interest Payment 23-230-81-00-8050
a. This line-item contains the debt service for a 20-year bond associated with the Game Farm Road project.

E13) Principal Payment 23-230-97-00-8000
a. This line-item represents the City's 6-year payback of River Road Bridge expenses to Kendall County at 0% interest. The City will pay back $75,000 in FY 18, and $84,675 in FY 19.

Vehicle and Equipment

R1) Police Chargeback 25-000-44-00-4420
R2) Public Works Chargeback 25-000-44-00-4421
R3) Parks & Recreation Chargeback 25-000-44-00-4427
a. As discussed in the general fund line-item narrative, these line-items represent transfers from the general fund (police & public works) and parks and recreation fund to cover the gap between vehicle purchases and available funds in the respective departments.

E1) Equipment (Police) 25-205-60-00-6060

a. This line item is budgeted at $27,300 in order to replace squad laptops and cameras and purchase a noise meter.

E2) Vehicles 25-205-60-00-6070

a. As mentioned in the Items to Note section above, the City has three police vehicles planned for replacement in FY 18.

E3) Vehicles (Public Works) 25-215-60-00-6070

a. As mentioned in the Items to Note section above, the City needs to replace around $300,000 worth of Public Works vehicles annually but can only budget for $45,000 per year.

E4) Principle Payment (PW 185 Wolf Street bldg.) 25-215-92-00-8000

E5) Interest Payment (PW 185 Wolf Street bldg.) 25-215-92-00-8050

a. These line-items cover the annual purchase installment payments to the property seller for the Public Works south building. The final payment will not occur until November 2028.

E6) Buildings & Structures (Parks and Rec) 25-225-60-00-6020

a. As mentioned in the items to note section above, this line-item represents the smaller recreation building being discussed by Park Board. This expenditure is offset by the $250,000 the City received for the sale of a portion of Bristol Bay 65 park.

Debt Service Fund

R1) Property Taxes - 2014B Bond 42-000-40-00-4000

a. The City fully abated the property taxes on this bond in December 2016 for the FY 18 budget. The City is now fully abating all bond-related property taxes.

Water Fund

R1) Water Sales 51-000-44-00-4424

a. As discussed in the Items to Note section above, the volume of water sold in FY 17 was above our projections for the second year in a row and we propose to keep the rates frozen for FY 18. Aggregate increases in water revenues of 5% are planned for each year after FY 18, and that amount could come from usage, City growth, and/or an inflationary rate increase.

R2) Water Infrastructure Fee 51-000-44-00-4440

a. No change is proposed for the Water Infrastructure Fee for FY 15. It is currently set at $8.25 per month through the end of FY 17 and will need to be reauthorized for FY 18.

R3) Water Connection Fees 51-000-44-00-4450

a. For FY 18, we expect 120 new housing starts, which should net approximately $1,100 in revenue per home, after accounting for the BUILD program . Each subdivision has its own water connection fee amount, depending on when the subdivision was annexed. This line item will receive a one-time bump from the GC Housing project, which is expected to generate an additional $115,000 in connection fee revenue for FY 18.

R4) Rental Income 51-000-48-00-4820

a. This line-item contains rental and lease fees from various cellular and internet antennas on City water towers.

E1) Engineering Services 51-510-54-00-5465

a. In the past, this line-item has covered the water system study and related expenditures. Per the water study, we expect that the first large scale expenditure will be securing a property for future use by Yorkville, Oswego, and Montgomery. Accordingly, we've budgeted for $600,000 in total expenditures over three fiscal years. That amounts represents a conservative estimate of land acquisition.

E2) Well Rehabilitations 51-510-60-00-6022

a. In order to prevent well breakdowns and water supply and quality issues, each City well needs to be rehabilitated every 7-10 years. We propose to rehab Well 7 in FY 18 and demolish the structure that formerly held Well 3. In FY 20, we propose to rehab Well 9.

E3) Road to Better Roads Program 51-510-60-00-6025

a. The line item expenditure represents the dollar amount we are able to fund for water infrastructure as part of the program through FY 22.

E4) Route 71 Watermain Relocation 51-510-60-00-6066

a. This project's timeline has been delayed by IDOT by a couple years. Additionally, we've done some tighter cost estimates and determined that our previous estimate of $1,000,000 was for the entire project which includes non-water expenditures. Accordingly, we've split up expenditures to the related departments and put the water expenditures on the earliest timeline that IDOT has communicated. This project is still not yet funded for construction by IDOT.

E5) Route 47 Expansion 51-510-60-00-6079

a. This line-item represents all water related utility costs associated with the Route 47 expansion project. These amounts are scheduled in equal annual payments for 10 years. By April 2017 the City will have made 55 of its 120 payments.

E6) Countryside Pky Improvements 51-51-510-60-00-6082

a. This line-item funds the replacement of Countryside water mains in accordance with the 2015A bond. Water mains are expected to be completed by spring of 2017.

E7) 2015 Bond Principal 51-510-77-00-8000
E8) 2015 Bond Interest 51-510-77-00-8050

a. These two line-items represent the debt service payments associated with the Countryside water main project.

E9) Transfer to City-Wide Capital 51-510-99-00-9923

a. As mentioned in the City-Wide Capital Fund section, this line-item represents leftover 2015A bond proceeds that will be used to fund the Center Parkway, Countryside Parkway resurfacing, and Kennedy Road projects. While this bond is commonly referred to as the Countryside bond, the bond proceeds may be used for any capital project elsewhere throughout the City.

Sewer Fund

R1) Sewer Maintenance Fees 52-000-44-00-4435

a. The bi-monthly sewer maintenance fee for FY 18 is $20.26, authorized by ordinance in April 2014.

R2) Sewer Infrastructure Fee 52-000-44-00-4440

a. No change in the sewer infrastructure fee is proposed in FY 18. It is currently $4 per unit per month.

R3) Reimb – I&I Reductions 52-000-46-00-4625

a. This line-item represents the City's proposal to YBSD to complete I&I reduction related improvements to the City's sewer system. YBSD had indicated a preliminary willingness to undertake an undetermined amount of I&I improvements in order to mitigate capacity issues at the sanitary district plant. Since last year, they've completed a few other tweaks to the plan to increase capacity and have postponed the discussion on I&I projects. The YBSD Executive Director is retiring at the end of this fiscal year, and we expect to take the project up with his successor next year.

R4) Transfers from General Fund 52-000-49-00-4901

a. This line-item represents the non-home rule sales tax transfers from the general fund, used to offset the 2011 Refunding Bond.

E1) Road to Better Roads Program 52-520-60-00-6025

a. The line item expenditure represents the dollar amount we are able to fund for sewer infrastructure as part of the program through FY 22.

E2) Sanitary Sewer Lining 52-520-60-00-6028

a. This line-item represents the City's proposal to YBSD to complete I&I reduction related improvements to the City's sewer system. It will offset with the revenue line-item above.

Land Cash Fund

R1) OSLAD Grant – Riverfront Park 72-000-41-00-4175

a. As discussed at Park Board and Public Works, this grant was reinstated by the State in FY 17 and construction proceeded until some soil contamination was discovered on site. The City has been through two rounds of testing within the park and expects to have a proposal to do clean up in summer 2017. The City will pivot to complete Bristol Bay regional park grant project first, which means we do not expect Riverfront Park reimbursement to be received until FY 20.

R2) Autumn Creek 72-000-47-00-4703

a. The Autumn Creek subdivision is almost entirely built out, and we expect the last parks land-cash fees to be received in FY 18.

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R3) Windett Ridge 72-000-47-00-4723

a. As part of a 2013 annexation agreement amendment, the Windett Ridge developer agreed to turn over the tot lot park site to the City by October 2017 and to pay a lump-sum $50,000 park land cash fee at that time.

E1) Caledonia Park 72-720-60-00-6029

a. The City has been approached by a builder who intends to begin home construction in the subdivision immediately. We anticipate that impact fees will come in sporadically and that we'll be able to fund a small park in the subdivision in FY 20.

E2) Bristol Bay Regional Park 72-720-60-00-6043

a. This line-item represents the Bristol Bay Regional park project, which is funded through the State's OSLAD grant program. The City has proceeded forward with the development of this park immediately, due to the delays at Riverfront Park. We expect construction payments to be made over the next two fiscal years.

E3) Riverfront Park 72-720-60-00-6045

a. Per the revenue line-item above, we expect this project to be somewhat delayed due to site remediation. However, we are suggesting that funds remain in place for FY 18 in case the remediation proceeds quicker than we expect.

E4) Blackberry Creek Nature Preserve 72-720-60-00-6067

a. Blackberry Creek Nature Preserve was part of a land match from the OSLAD Grant program. The City is obligated to do some small development features, such as creating a mowed path, interpretive signage and possibly a small parking lot adjacent to well #8.

E5) Windett Ridge Park 72-720-60-00-6069

a. Per the revenue line-item above, the City will be due $50,000 in a lump sum park land cash fee from the Windett Ridge developer in FY 18. We would expect to begin planning that park over the winter and would look to construct the tot lot in summer 2018.

Parks and Recreation Fund

R1) Special Events 79-000-44-00-4402

a. This line-item decreased from the FY 17 projected amount because the City will not be coordinating the alcohol purchases for the Summer Solstice Festival in FY 18. The event organizer now has its own liquor license for the Law Office in town, which permits them to get their own special event liquor license for the event. This change has no net impact on the budget, as the City has been reimbursed for the direct cost of the alcohol only in previous years.

R2) Child Development 79-000-44-00-4403

a. Child development and preschool classes' enrollment is increasing, causing us to increase our revenue projections.

R3) Rental Income 79-000-48-00-4820

a. This line-item includes rental revenue from the leased buildings on Hydraulic in Riverfront Park, and the cell tower lease at Wheaton Woods Park.

R4) Park Rentals 79-000-48-00-4825

a. The revenue generated by this line item is primarily from baseball and soccer field rentals for tournaments, daily field usage and individual park rentals.

R5) Hometown Days 79-000-48-00-4843

a. In FY 17, Hometown Days exceeded the budgeted $8,000 profit amount by $13,000, with a total profit of $21,000. In addition to the financial success, we continue to collaborate with community groups and businesses to provide a well rounded festival that entertains all interests including the Friday Night Christian Bands sponsored by Cross Lutheran, Book It 5k hosted by the Yorkville Public Library, the Jr. Women's Craft Show, and several other community organizations and businesses that volunteered their time to make the festival a successful community event.

E1) Program Supplies 79-795-56-00-5606

a. This line-item is decreasing from FY 17 levels due to the Summer Solstice Festival liquor license change, as described in the revenue line-item above.

Countryside TIF Fund

R1) Property Taxes 87-000-40-00-4000

a. In FY 17, the movie theater paid its second full year of property taxes and Lighthouse Academy paid its first full year of property taxes. Together, these two large revenues were greater than the debt service payments in the fund for the second year in a row. It appears the fund will yield a modest surplus, which will pay down the long-term debt in the fund, at least through FY 26.

Downtown TIF Fund

E1) Legal Services 88-880-54-00-5466

a. This line item represents any legal services used by the City in relation to TIF projects or incentive agreements.

E2) TIF Incentive Payout 88-880-54-00-5425

a. Based on historical payouts, we've set the FY 18 figure at $20,000. This could change dramatically if the TIF improves. Currently, only Imperial Investments is receiving incentive payouts.

E3) Project Costs 88-880-60-00-6000

a. This line-item is for minor City-initiated projects within the TIF districts. We have a limited amount of money for wayfinding signage and a consultant cost for an overlay district.

E4) Property Acquisition 88-880-60-00-6011

a. This line-item covers the potential property acquisition of a building in the downtown. We would expect the agreement to come in front of the City Council towards the end of FY 17 and the remaining purchase of the building to be funded with a short-term loan or purchase installment contract with the developer between FY 18 and FY 21.

E5) Route 47 Expansion 88-880-60-00-6079

a. This line-item represents various improvements within the TIF district associated with the Route 47 expansion project. These amounts are scheduled in equal annual payments to be made over a 10 year period. By April 2017 the City will have made 55 of its 120 payments.

Cash Flow – Surplus (Deficit)

This section of the budget shows the surpluses and deficits for every fund in the entire budget, and can be used to see the City's "overall budget" performance. The total at the bottom of the column for each fiscal year is the basis for whether the City's overall budget is running a surplus or deficit. As stated in the big picture narrative, we are recommending four years in a row of total budget deficit with a turn towards positive cash flow in FY 22. In reality, if our conservative budget estimates hold up this positive cash flow should be observed sooner. In all years, deficits in the general fund and large capital projects in the city-wide capital fund, water fund, and sewer fund are the main driver of the projected deficits. As we stated earlier in this memo, these amounts are highly speculative and variable.

Cash Flow – Fund Balance

This section of the budget is directly related to the "Cash Flow – Surplus (Deficit)" section above. Fund balance, by definition, is the accumulated surplus of the City since its

founding, and therefore these amounts represent the approximate amount of projected cash the City should expect to have on hand at the end of each fiscal year.

As we discussed in the big picture narrative, we expect fund balance in the general fund to stay above 30% in FY 18, and right around 30% in FY 19. The water fund is highly variable throughout the five-year budget proposal due to the timing of large capital projects, but should be on solid final footing throughout the five year period. The sewer fund runs deficits for FY 18 and FY 19 but then returns to a solid fund balance in FY 20 with the continuation of an inflationary increase on the sewer rates.

The total at the bottom of each column represents the City's overall aggregate fund balance. As we stated above and in last year's budget narrative, $3 million is the threshold for severe fiscal problems. Last year, we projected to hit that mark in FY 20 and that has been pushed off throughout this entire five-year budget proposal.

Allocated Items – Aggregated

This section carries forward from last year, and contains aggregate costs from all departments, including liability insurance, employee health, dental and vision insurance, property taxes, non-abated property taxes, building permit revenue, employee salaries, other capital projects in excess of $500,000, etc.

United City of Yorkville

Revenues by Category

Fiscal Year 2018

FUND	Taxes	Inter-governmental	Licenses & Permits	Fines & Forfeits	Charges for Services	Investment Earnings	Reimb-ursements	Miscel-laneous	Land Cash	Other Financing Sources	Fund Total
General Fund	10,899,060	2,379,022	253,000	140,225	1,365,564	15,000	55,000	23,750	-	7,000	15,137,621
Special Revenue Funds											
Motor Fuel Tax	-	492,616	-	-	-	1,500	-	-	-	-	494,116
Parks and Recreation	-	-	-	-	395,000	350	-	196,000	-	1,308,583	1,899,933
Land Cash	-	-	-	-	-	-	-	-	88,000	2,500	90,500
Countryside TIF	225,000	-	-	-	-	-	-	-	-	-	225,000
Downtown TIF	70,000	-	-	-	-	-	-	-	-	-	70,000
Fox Hill SSA	9,365	-	-	-	-	-	-	-	-	-	9,365
Sunflower SSA	13,480	-	-	-	-	-	-	-	-	-	13,480
Debt Service Fund	-	-	5,000	-	-	-	-	-	-	315,225	320,225
Capital Project Funds											
Vehicle & Equipment	-	-	73,500	7,700	246,565	80	-	2,000	-	-	329,845
City-Wide Capital	-	200,224	73,000	-	700,000	1,000	472,617	-	-	1,258,924	2,705,765
Enterprise Funds											
Water	-	-	-	-	4,088,800	5,000	-	58,582	-	145,385	4,297,767
Sewer	-	-	-	-	1,266,026	1,250	200,000	-	-	1,137,166	2,604,442
Library Funds											
Library Operations	645,867	22,450	-	8,000	10,000	800	-	5,500	-	27,236	719,853
Library Debt Service	757,396	-	-	-	-	-	-	-	-	3,000	760,396
Library Capital	-	-	35,000	-	-	10	-	-	-	-	35,010
TOTAL REVENUES	**12,620,168**	**3,094,312**	**439,500**	**155,925**	**8,071,955**	**24,990**	**727,617**	**285,832**	**88,000**	**4,205,019**	**29,713,318**

United City of Yorkville

Expenditures by Category

Fiscal Year 2018

FUND	Salaries	Benefits	Contractual Services	Supplies	Capital Outlay	Developer Commitments	Debt Service	Other Financing Uses	Fund Total
General Fund	4,618,075	3,086,500	4,709,727	274,353	-	-	-	2,948,210	15,636,865
Special Revenue Funds									
Motor Fuel Tax	-	-	124,350	208,000	423,787	-	-	-	756,137
Parks and Recreation	903,518	453,922	274,220	345,651	-	-	-	-	1,977,311
Land Cash	-	-	-	-	362,355	-	-	-	362,355
Countryside TIF	-	-	13,841	-	-	-	149,675	-	163,516
Downtown TIF	-	-	65,659	-	137,420	-	228,000	-	431,079
Fox Hill SSA	-	-	23,000	-	-	-	-	-	23,000
Sunflower SSA	-	-	29,735	-	-	-	-	-	29,735
Debt Service Fund	-	-	475	-	-	-	319,750	-	320,225
Capital Project Funds									
Vehicle & Equipment	-	-	9,750	2,000	515,141	-	73,034	-	599,925
City-Wide Capital	-	-	161,675	35,000	2,940,753	-	403,588	78,510	3,619,526
Enterprise Funds									
Water	430,549	266,965	886,366	323,013	807,937	-	1,344,749	1,098,924	5,158,503
Sewer	223,555	115,847	152,882	54,908	472,435	34,888	1,877,110	73,875	3,005,500
Library Funds									
Library Operations	473,828	182,877	141,880	31,000	-	-	-	3,000	832,585
Library Debt Service	-	-	-	-	-	-	760,396		760,396
Library Capital	-	-	3,500	31,500	-	-	-	-	35,000
TOTAL EXPENDITURES	**6,649,525**	**4,106,111**	**6,597,060**	**1,305,425**	**5,659,828**	**34,888**	**5,156,302**	**4,202,519**	**33,711,658**

United City of Yorkville

Fund Balance History

Fiscal Years 2015 - 2022

FUND	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
General Fund	4,826,059	5,691,706	5,360,499	5,891,822	5,392,578	4,833,578	4,268,256	3,749,925	3,087,705
Special Revenue Funds									
Motor Fuel Tax	920,282	883,223	484,079	700,892	438,871	284,138	128,989	15,479	-
Parks and Recreation	557,536	500,762	269,255	373,975	296,597	306,460	312,590	321,919	331,764
Land Cash	117,430	212,318	220,320	328,581	56,726	27,372	433,372	439,372	445,372
Countryside TIF	(604,820)	(549,946)	(520,551)	(496,345)	(434,861)	(373,060)	(371,746)	(368,898)	(366,050)
Downtown TIF	239,096	253,703	(154,775)	(320,274)	(681,353)	(910,432)	(1,132,511)	(1,342,590)	(1,345,669)
Fox Hill SSA	15,462	(3,780)	(9,900)	(7,850)	(21,485)	(17,147)	(12,809)	(9,671)	(6,533)
Sunflower SSA	(20,108)	(31,175)	(36,499)	(18,844)	(35,099)	(30,277)	(25,455)	(22,073)	(18,691)
Debt Service Fund	7,842	-	-	-	-	-	-	-	-
Capital Project Funds									
Vehicle & Equipment	105,577	1,841	-	270,080	-	331	662	993	1,325
City-Wide Capital	4,684,706	3,003,908	649,209	1,058,502	144,741	-	(68,212)	(21,606)	-
Enterprise Funds *									
Water	1,099,988	5,196,289	2,434,477	3,146,306	2,285,570	2,350,902	1,299,247	1,202,208	1,683,865
Sewer	1,829,603	1,570,874	977,023	1,314,830	913,772	390,626	522,060	789,634	1,064,587
Library Funds									
Library Operations	466,683	499,355	435,726	480,569	367,837	260,091	156,977	58,095	(37,001)
Library Debt Service	-	-	-	-	-	-	-	-	-
Library Capital	12,714	14,087	28,944	23,989	23,999	23,999	23,999	23,999	23,999
Totals	**14,258,050**	**17,243,165**	**10,137,807**	**12,746,233**	**8,747,893**	**7,146,581**	**5,535,419**	**4,836,786**	**4,864,673**

* Fund Balance Equivalent

United City of Yorkville

Revenue Budget Summary - All Funds

Fiscal Years 2015 - 2022

FUND	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
General Fund	14,150,910	14,529,786	14,516,822	14,993,523	15,137,621	15,593,080	15,939,985	16,290,299	16,651,490
Special Revenue Funds									
Motor Fuel Tax	852,055	600,899	512,577	512,206	494,116	508,400	507,900	507,400	506,900
Parks and Recreation	1,816,275	1,718,263	1,654,988	1,758,329	1,899,933	2,052,927	2,090,063	2,155,453	2,221,608
Land Cash	172,873	125,532	489,000	207,875	90,500	408,000	456,000	6,000	6,000
Countryside TIF	9,295	1,741,077	200,000	215,360	225,000	225,000	225,000	225,000	225,000
Downtown TIF	60,215	69,107	70,050	67,307	70,000	75,000	75,000	80,000	80,000
Fox Hill SSA	8,536	7,072	7,073	7,263	9,365	17,338	17,338	17,338	17,338
Sunflower SSA	17,417	18,609	20,392	20,456	13,480	27,022	27,022	27,022	27,022
Debt Service Fund	2,705,298	306,387	320,675	320,625	320,225	324,725	324,025	323,225	323,225
Capital Project Funds									
Vehicle & Equipment	471,009	528,026	314,883	608,703	329,845	185,115	185,115	185,115	185,116
City-Wide Capital	6,541,621	1,588,515	1,823,662	1,660,104	2,705,765	1,121,378	1,031,341	843,000	843,000
Enterprise Funds									
Water	4,068,790	8,061,730	3,794,908	10,397,037	4,297,767	4,332,510	4,528,804	4,690,614	4,862,953
Sewer	2,442,221	2,526,917	2,534,994	2,603,027	2,604,442	2,627,629	2,655,234	2,687,159	2,716,093
Library Funds									
Library Operations	719,485	697,880	731,887	697,087	719,853	734,344	749,189	764,397	779,980
Library Debt Service	731,321	749,846	752,771	752,771	760,396	792,101	797,013	827,088	827,088
Library Capital	25,349	36,118	20,010	50,010	35,010	35,010	35,010	35,010	35,010
TOTAL REVENUES	**34,792,670**	**33,305,764**	**27,764,692**	**34,871,683**	**29,713,318**	**29,059,579**	**29,644,039**	**29,664,120**	**30,307,823**

United City of Yorkville

Expenditure Budget Summary - All Funds

Fiscal Years 2015 - 2022

FUND	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
General Fund	13,185,437	13,664,138	14,967,654	14,793,407	15,636,865	16,152,080	16,505,307	16,808,630	17,313,710
Special Revenue Funds									
Motor Fuel Tax	962,228	637,955	740,580	694,537	756,137	663,133	663,049	620,910	522,379
Parks and Recreation	1,805,222	1,775,036	1,796,995	1,885,116	1,977,311	2,043,064	2,083,933	2,146,124	2,211,763
Land Cash	243,428	30,644	453,855	91,612	362,355	437,354	50,000	-	-
Countryside TIF	80,030	1,686,204	162,759	161,759	163,516	163,199	223,686	222,152	222,152
Downtown TIF	52,651	54,498	478,530	641,284	431,079	304,079	297,079	290,079	83,079
Fox Hill SSA	4,208	26,314	11,333	11,333	23,000	13,000	13,000	14,200	14,200
Sunflower SSA	40,098	29,676	17,534	8,125	29,735	22,200	22,200	23,640	23,640
Debt Service Fund	2,702,774	314,229	320,675	320,625	320,225	324,725	324,025	323,225	323,225
Capital Project Funds									
Vehicle & Equipment	513,177	631,762	347,617	340,464	599,925	184,784	184,784	184,784	184,784
City-Wide Capital	2,533,469	3,269,314	3,796,671	3,605,510	3,619,526	1,266,119	1,099,553	796,394	821,394
Enterprise Funds									
Water	4,319,725	3,965,434	6,631,429	12,447,020	5,158,503	4,267,178	5,580,459	4,787,653	4,381,296
Sewer	3,491,786	2,785,644	2,965,298	2,859,071	3,005,500	3,150,775	2,523,800	2,419,585	2,441,140
Library Fund									
Library Operations	723,876	665,207	756,943	715,873	832,585	842,090	852,303	863,279	875,076
Library Debt Service	731,321	749,846	752,771	752,771	760,396	792,101	797,013	827,088	827,088
Library Capital	39,505	34,026	11,895	40,108	35,000	35,010	35,010	35,010	35,010
TOTAL EXPENDITURES	**31,428,935**	**30,319,927**	**34,212,539**	**39,368,615**	**33,711,658**	**30,660,891**	**31,255,201**	**30,362,753**	**30,279,936**

United City of Yorkville
Fiscal Year 2018 Budget
Fund Balance Summary

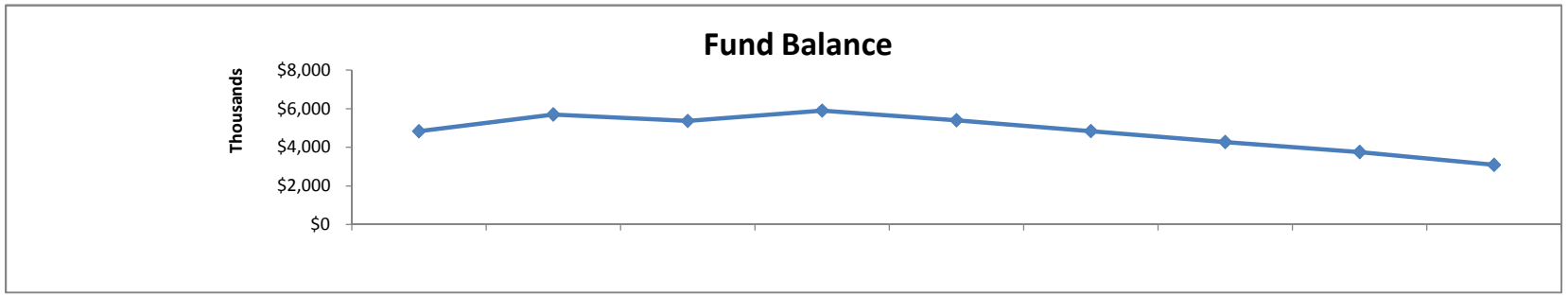
FUND	Beginning Fund Balance	Budgeted Revenues	Budgeted Expenditures	Surplus (Deficit)	Ending Fund Balance
General Fund	5,891,822	15,137,621	15,636,865	(499,244)	5,392,578
Special Revenue Funds					
Motor Fuel Tax	700,892	494,116	756,137	(262,021)	438,871
Parks and Recreation	373,975	1,899,933	1,977,311	(77,378)	296,597
Land Cash	328,581	90,500	362,355	(271,855)	56,726
Countryside TIF	(496,345)	225,000	163,516	61,484	(434,861)
Downtown TIF	(320,274)	70,000	431,079	(361,079)	(681,353)
Fox Hill SSA	(7,850)	9,365	23,000	(13,635)	(21,485)
Sunflower SSA	(18,844)	13,480	29,735	(16,255)	(35,099)
Debt Service Fund	-	320,225	320,225	-	-
Capital Project Funds					
Vehicle & Equipment	270,080	329,845	599,925	(270,080)	-
City-Wide Capital	1,058,502	2,705,765	3,619,526	(913,761)	144,741
Enterprise Funds *					
Water	3,146,306	4,297,767	5,158,503	(860,736)	2,285,570
Sewer	1,314,830	2,604,442	3,005,500	(401,058)	913,772
Library Funds					
Library Operations	480,569	719,853	832,585	(112,732)	367,837
Library Debt Service	-	760,396	760,396	-	-
Library Capital	23,989	35,010	35,000	10	23,999
Totals	**12,746,233**	**29,713,318**	**33,711,658**	**(3,998,340)**	**8,747,893**

* Fund Balance Equivalent

GENERAL FUND (01)

The General Fund is the City's primary operating fund. It accounts for major tax revenue used to support administrative and public safety functions.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Taxes	10,052,792	10,330,920	10,384,836	10,716,006	10,899,060	11,159,364	11,425,477	11,697,564	11,975,793
Intergovernmental	2,295,134	2,311,978	2,313,586	2,267,237	2,379,022	2,543,764	2,592,361	2,636,830	2,682,189
Licenses & Permits	173,126	213,451	178,000	308,000	253,000	253,000	253,000	253,000	253,000
Fines & Forfeits	137,252	123,639	130,225	140,260	140,225	140,225	140,225	140,225	140,225
Charges for Service	1,290,493	1,401,384	1,423,175	1,453,453	1,365,564	1,399,977	1,435,422	1,471,930	1,509,533
Investment Earnings	8,909	6,394	5,000	20,000	15,000	11,000	7,750	5,000	5,000
Reimbursements	168,182	113,024	55,000	54,817	55,000	55,000	55,000	55,000	55,000
Miscellaneous	22,813	21,919	24,000	23,750	23,750	23,750	23,750	23,750	23,750
Other Financing Sources	2,209	7,077	3,000	10,000	7,000	7,000	7,000	7,000	7,000
Total Revenue	**14,150,910**	**14,529,786**	**14,516,822**	**14,993,523**	**15,137,621**	**15,593,080**	**15,939,985**	**16,290,299**	**16,651,490**
Expenditures									
Salaries	3,721,840	3,958,489	4,362,017	4,305,338	4,618,075	4,708,781	4,839,765	4,974,681	5,113,643
Benefits	2,334,546	2,447,779	2,798,284	2,700,543	3,086,500	3,273,590	3,473,378	3,684,000	3,906,072
Contractual Services	4,387,516	4,593,459	4,904,133	4,815,355	4,709,727	4,615,244	4,681,864	4,749,859	4,817,400
Supplies	254,650	216,288	271,761	232,201	274,353	267,193	274,628	282,566	291,041
Other Financing Uses	2,486,885	2,448,123	2,631,459	2,739,970	2,948,210	3,287,272	3,235,672	3,117,524	3,185,554
Total Expenditures	**13,185,437**	**13,664,138**	**14,967,654**	**14,793,407**	**15,636,865**	**16,152,080**	**16,505,307**	**16,808,630**	**17,313,710**
Surplus (Deficit)	965,473	865,648	(450,832)	200,116	(499,244)	(559,000)	(565,322)	(518,331)	(662,220)
Ending Fund Balance	**4,826,059**	**5,691,706**	**5,360,499**	**5,891,822**	**5,392,578**	**4,833,578**	**4,268,256**	**3,749,925**	**3,087,705**
	36.60%	*41.65%*	*35.81%*	*39.83%*	*34.49%*	*29.93%*	*25.86%*	*22.31%*	*17.83%*



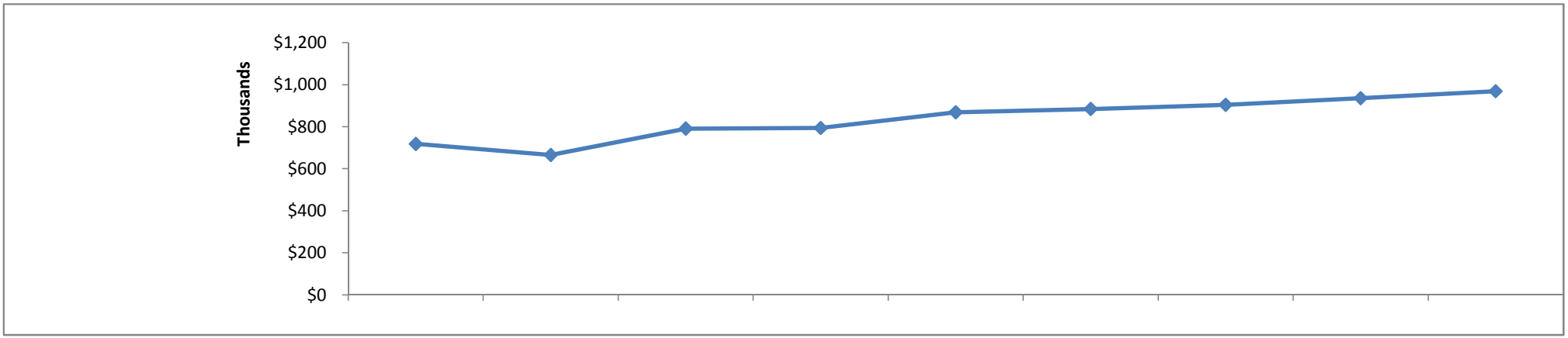
Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
GENERAL FUND - 01										
01-000-40-00-4000	PROPERTY TAXES - CORPORATE LEVY	2,277,087	2,278,321	2,219,203	2,206,925	2,124,299	2,166,785	2,210,121	2,254,323	2,299,409
01-000-40-00-4010	PROPERTY TAXES - POLICE PENSION	624,168	703,105	825,413	817,490	966,211	1,016,211	1,066,211	1,116,211	1,166,211
01-000-40-00-4030	MUNICIPAL SALES TAX	2,704,651	2,778,116	2,800,920	2,925,000	3,012,750	3,103,133	3,196,227	3,292,114	3,390,877
01-000-40-00-4035	NON-HOME RULE SALES TAX	2,078,061	2,126,851	2,157,300	2,265,000	2,332,950	2,402,939	2,475,027	2,549,278	2,625,756
01-000-40-00-4040	ELECTRIC UTILITY TAX	635,478	689,084	625,000	700,000	675,000	675,000	675,000	675,000	675,000
01-000-40-00-4041	NATURAL GAS UTILITY TAX	277,969	207,551	265,000	260,000	240,000	240,000	240,000	240,000	240,000
01-000-40-00-4043	EXCISE TAX	418,509	393,680	390,000	360,000	361,000	361,000	361,000	361,000	361,000
01-000-40-00-4044	TELEPHONE UTILITY TAX	10,222	8,499	8,000	8,334	8,300	8,300	8,300	8,300	8,300
01-000-40-00-4045	CABLE FRANCHISE FEES	258,118	286,944	270,000	285,000	285,000	285,000	285,000	285,000	285,000
01-000-40-00-4050	HOTEL TAX	72,708	80,422	76,000	85,000	85,000	85,000	85,000	85,000	85,000
01-000-40-00-4055	VIDEO GAMING TAX	50,855	74,734	65,000	90,000	90,000	90,000	90,000	90,000	90,000
01-000-40-00-4060	AMUSEMENT TAX	172,461	201,216	180,000	200,000	200,000	200,000	200,000	200,000	200,000
01-000-40-00-4065	ADMISSIONS TAX	104,066	121,799	120,000	122,007	120,000	120,000	120,000	120,000	120,000
01-000-40-00-4070	BUSINESS DISTRICT TAX - KENDALL MRKT	336,830	350,589	357,000	365,000	372,300	379,746	387,341	395,088	402,990
01-000-40-00-4071	BUSINESS DISTRICT TAX - DOWNTOWN	11,192	6,879	4,000	4,000	4,000	4,000	4,000	4,000	4,000
01-000-40-00-4072	BUSINESS DISTRICT TAX - COUNTRYSIDE	9,054	11,431	11,000	11,000	11,000	11,000	11,000	11,000	11,000
01-000-40-00-4075	AUTO RENTAL TAX	11,363	11,699	11,000	11,250	11,250	11,250	11,250	11,250	11,250
01-000-41-00-4100	STATE INCOME TAX	1,735,422	1,715,155	1,725,942	1,644,721	1,739,021	1,873,201	1,908,065	1,943,626	1,979,899
01-000-41-00-4105	LOCAL USE TAX	341,880	390,605	397,644	409,488	436,101	466,663	475,396	484,304	493,390
01-000-41-00-4110	ROAD & BRIDGE TAX	171,756	148,223	150,000	145,522	150,000	150,000	155,000	155,000	155,000
01-000-41-00-4120	PERSONAL PROPERTY TAX	17,450	16,065	17,000	17,000	17,000	17,000	17,000	17,000	17,000
01-000-41-00-4160	FEDERAL GRANTS	10,341	17,726	10,000	15,000	15,000	15,000	15,000	15,000	15,000
01-000-41-00-4168	STATE GRANTS - TRAFFIC SIGNAL MAINTENANCE	17,290	21,342	12,000	31,606	21,000	21,000	21,000	21,000	21,000
01-000-41-00-4170	STATE GRANTS	-	2,000	-	3,000	-	-	-	-	-
01-000-41-00-4182	MISC INTERGOVERNMENTAL	995	862	1,000	900	900	900	900	900	900
01-000-42-00-4200	LIQUOR LICENSES	46,887	46,442	45,000	45,000	50,000	50,000	50,000	50,000	50,000
01-000-42-00-4205	OTHER LICENSES & PERMITS	2,537	3,902	3,000	3,000	3,000	3,000	3,000	3,000	3,000
01-000-42-00-4210	BUILDING PERMITS	123,702	163,107	130,000	260,000	200,000	200,000	200,000	200,000	200,000
01-000-43-00-4310	CIRCUIT COURT FINES	49,859	43,063	45,000	45,000	45,000	45,000	45,000	45,000	45,000
01-000-43-00-4320	ADMINISTRATIVE ADJUDICATION	31,507	24,406	30,000	30,000	30,000	30,000	30,000	30,000	30,000
01-000-43-00-4323	OFFENDER REGISTRATION FEES	230	220	225	260	225	225	225	225	225
01-000-43-00-4325	POLICE TOWS	55,656	55,950	55,000	65,000	65,000	65,000	65,000	65,000	65,000
01-000-44-00-4400	GARBAGE SURCHARGE	1,117,947	1,218,991	1,251,675	1,276,653	1,000,000	1,030,000	1,060,900	1,092,727	1,125,509
01-000-44-00-4405	COLLECTION FEES - YBSD	151,241	153,292	150,000	153,000	154,000	154,000	154,000	154,000	154,000
01-000-44-00-4407	LATE PENALTIES - GARBAGE	21,305	22,972	21,000	23,000	23,000	23,000	23,000	23,000	23,000
01-000-44-00-4415	ADMINISTRATIVE CHARGEBACK	-	-	-	-	188,064	192,477	197,022	201,703	206,524

Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
01-000-44-00-4474	POLICE SPECIAL DETAIL	-	6,129	500	800	500	500	500	500	500
01-000-45-00-4500	INVESTMENT EARNINGS	5,458	6,394	5,000	20,000	15,000	11,000	7,750	5,000	5,000
01-000-45-00-4550	GAIN ON INVESTMENT	3,451	-	-	-	-	-	-	-	-
01-000-46-00-4601	REIMB - LEGAL EXPENSES	6,099	1,521	-	-	-	-	-	-	-
01-000-46-00-4604	REIMB - ENGINEERING EXPENSES	81,686	15,196	25,000	10,000	25,000	25,000	25,000	25,000	25,000
01-000-46-00-4680	REIMB - LIABILITY INSURANCE	4,280	32,294	5,000	7,820	5,000	5,000	5,000	5,000	5,000
01-000-46-00-4681	REIMB - WORKERS COMP	(224)	-	-	-	-	-	-	-	-
01-000-46-00-4685	REIMB - CABLE CONSORTIUM	69,693	21,030	20,000	21,997	20,000	20,000	20,000	20,000	20,000
01-000-46-00-4690	REIMB - MISCELLANEOUS	6,648	42,983	5,000	15,000	5,000	5,000	5,000	5,000	5,000
01-000-48-00-4820	RENTAL INCOME	6,715	6,905	7,000	6,750	6,750	6,750	6,750	6,750	6,750
01-000-48-00-4845	DONATIONS	900	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000
01-000-48-00-4850	MISCELLANEOUS INCOME	15,198	15,014	15,000	15,000	15,000	15,000	15,000	15,000	15,000
01-000-49-00-4916	TRANSFER FROM CW MUNICIPAL BUILDING	2,209	7,077	3,000	10,000	7,000	7,000	7,000	7,000	7,000
	Revenue	**14,150,910**	**14,529,786**	**14,516,822**	**14,993,523**	**15,137,621**	**15,593,080**	**15,939,985**	**16,290,299**	**16,651,490**

ADMINISTRATION DEPARTMENT

The Administration Department includes both elected official and management expenditures. The executive and legislative branches consist of the Mayor and an eight member City Council. The city administrator is hired by the Mayor with the consent of the City Council. City staff report to the city administrator. It is the role of the city administrator to direct staff ir the daily administration of City services.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Expenditures									
Salaries	364,718	388,629	455,839	475,250	525,478	529,007	542,942	557,295	572,079
Benefits	242,710	150,348	165,333	168,619	206,137	219,132	234,034	250,037	267,171
Contractual Services	103,295	115,668	158,921	139,679	126,860	125,878	116,957	118,100	119,312
Supplies	7,198	10,624	10,850	10,000	10,000	10,000	10,000	10,000	10,000
Total Administration	**717,921**	**665,269**	**790,943**	**793,548**	**868,475**	**884,017**	**903,933**	**935,432**	**968,562**

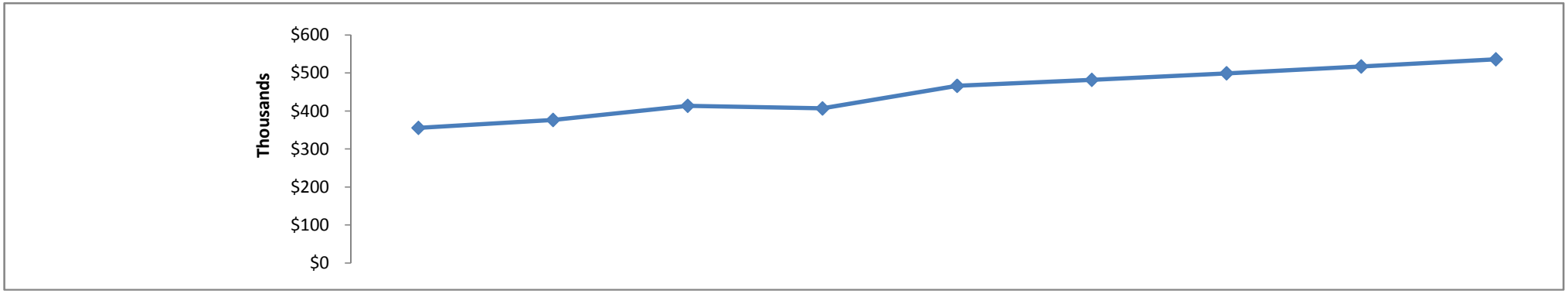


Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Administration										
01-110-50-00-5001	SALARIES - MAYOR	9,570	9,735	11,000	10,250	11,000	11,000	11,000	11,000	11,000
01-110-50-00-5002	SALARIES - LIQUOR COMM	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
01-110-50-00-5003	SALARIES - CITY CLERK	6,905	6,935	11,000	9,000	9,000	-	-	-	-
01-110-50-00-5004	SALARIES - CITY TREASURER	968	1,000	6,500	1,000	1,000	-	-	-	-
01-110-50-00-5005	SALARIES - ALDERMAN	47,960	48,690	52,000	52,000	52,000	52,000	52,000	52,000	52,000
01-110-50-00-5010	SALARIES - ADMINISTRATION	294,157	317,586	366,039	396,000	450,978	464,507	478,442	492,795	507,579
01-110-50-00-5015	PART-TIME SALARIES	4,158	3,683	7,800	5,750	-	-	-	-	-
01-110-50-00-5020	OVERTIME	-	-	500	250	500	500	500	500	500
01-110-52-00-5212	RETIREMENT PLAN CONTRIBUTION	37,723	36,387	37,405	43,200	49,506	52,081	55,797	59,787	64,018
01-110-52-00-5214	FICA CONTRIBUTION	24,296	25,422	28,931	32,000	36,665	37,765	38,898	40,065	41,267
01-110-52-00-5216	GROUP HEALTH INSURANCE	85,215	81,297	91,653	86,000	111,978	120,936	130,611	141,060	152,345
01-110-52-00-5222	GROUP LIFE INSURANCE	443	491	445	547	557	563	569	575	581
01-110-52-00-5223	DENTAL INSURANCE	5,387	5,516	6,178	6,091	6,612	6,943	7,290	7,655	8,038
01-110-52-00-5224	VISION INSURANCE	576	721	721	771	819	844	869	895	922
01-110-52-00-5235	ELECTED OFFICIAL - GROUP HEALTH INSURANCE	82,691	489	-	-	-	-	-	-	-
01-110-52-00-5236	ELECTED OFFICIAL - GROUP LIFE INSURANCE	633	4	-	10	-	-	-	-	-
01-110-52-00-5237	ELECTED OFFICIAL - DENTAL INSURANCE	5,205	(40)	-	-	-	-	-	-	-
01-110-52-00-5238	ELECTED OFFICIAL - VISION INSURANCE	541	61	-	-	-	-	-	-	-
01-110-54-00-5410	TUITION REIMBURSEMENT	-	3,216	15,000	8,040	12,000	10,000	-	-	-
01-110-54-00-5412	TRAINING & CONFERENCES	10,636	5,440	12,000	12,000	12,000	12,000	12,000	12,000	12,000
01-110-54-00-5415	TRAVEL & LODGING	3,356	8,241	9,000	9,000	9,000	9,000	9,000	9,000	9,000
01-110-54-00-5426	PUBLISHING & ADVERTISING	740	1,262	1,000	5,400	5,000	5,000	5,000	5,000	5,000
01-110-54-00-5430	PRINTING & DUPLICATING	4,094	2,890	5,500	2,750	4,000	4,000	4,000	4,000	4,000
01-110-54-00-5440	TELECOMMUNICATIONS	13,097	13,620	16,000	16,000	16,000	16,000	16,000	16,000	16,000
01-110-54-00-5448	FILING FEES	70	49	500	250	500	500	500	500	500
01-110-54-00-5451	CODIFICATION	3,003	12,002	5,000	5,000	5,000	5,000	5,000	5,000	5,000
01-110-54-00-5452	POSTAGE & SHIPPING	2,932	2,418	4,000	2,500	3,500	3,500	3,500	3,500	3,500
01-110-54-00-5460	DUES & SUBSCRIPTIONS	15,981	15,869	17,000	16,000	17,000	17,000	17,000	17,000	17,000
01-110-54-00-5462	PROFESSIONAL SERVICES	9,112	18,739	29,600	29,600	11,000	11,000	11,000	11,000	11,000
01-110-54-00-5480	UTILITIES	23,131	14,862	24,421	16,000	16,960	17,978	19,057	20,200	21,412
01-110-54-00-5485	RENTAL & LEASE PURCHASE	2,347	2,224	2,400	2,103	2,400	2,400	2,400	2,400	2,400
01-110-54-00-5488	OFFICE CLEANING	14,796	14,836	17,500	15,036	12,500	12,500	12,500	12,500	12,500
01-110-56-00-5610	OFFICE SUPPLIES	7,120	10,574	10,000	10,000	10,000	10,000	10,000	10,000	10,000
01-110-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	78	50	850	-	-	-	-	-	-
		717,921	**665,269**	**790,943**	**793,548**	**868,475**	**884,017**	**903,933**	**935,432**	**968,562**

FINANCE DEPARTMENT

The Finance Department is responsible for the accounting, internal controls, external reporting and auditing of all financial transactions. The Finance Department is in charge of preparing for the annual audit, utility billing, receivables, payables, treasury management and payroll and works with administration in the preparation of the annual budget. Personnel are budgeted in the General and Water Funds.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Expenditures									
Salaries	206,925	218,467	233,718	236,000	252,079	259,641	267,430	275,453	283,717
Benefits	72,251	75,570	83,961	79,941	115,958	123,414	131,817	140,839	150,497
Contractual Services	73,736	79,872	92,700	87,825	95,420	96,380	97,340	98,300	99,260
Supplies	2,691	2,650	3,450	3,050	2,700	2,700	2,700	2,700	2,700
Total Finance	**355,603**	**376,559**	**413,829**	**406,816**	**466,157**	**482,135**	**499,287**	**517,292**	**536,174**

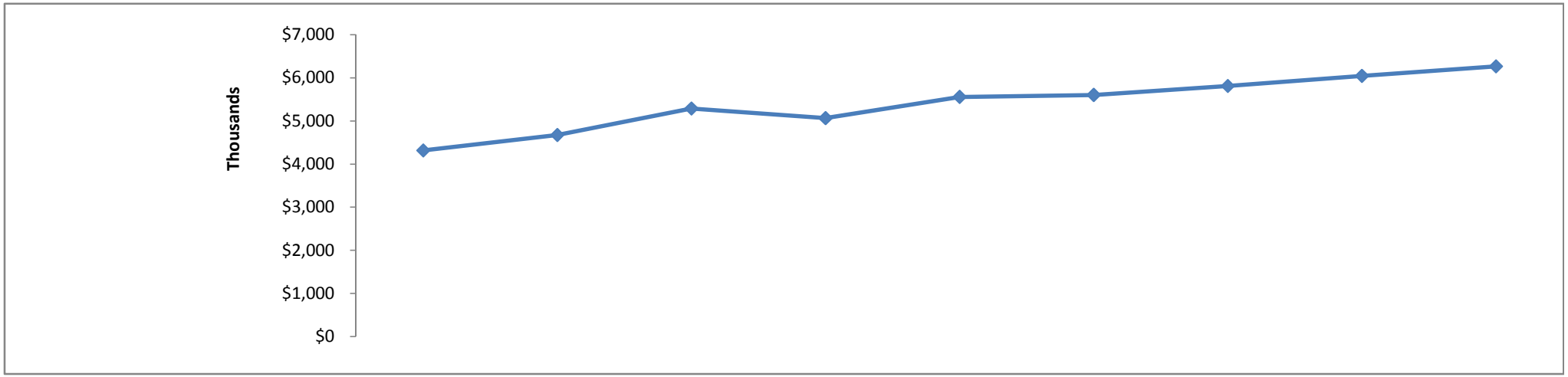


Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Finance										
01-120-50-00-5010	SALARIES & WAGES	206,925	218,467	233,718	236,000	252,079	259,641	267,430	275,453	283,717
01-120-52-00-5212	RETIREMENT PLAN CONTRIBUTION	23,900	24,017	25,242	26,000	27,519	29,080	31,156	33,385	35,748
01-120-52-00-5214	FICA CONTRIBUTION	15,790	16,643	17,694	17,900	18,884	19,451	20,035	20,636	21,255
01-120-52-00-5216	GROUP HEALTH INSURANCE	26,965	28,500	34,003	29,394	62,533	67,536	72,939	78,774	85,076
01-120-52-00-5222	GROUP LIFE INSURANCE	332	368	334	335	334	337	340	343	346
01-120-52-00-5223	DENTAL INSURANCE	4,778	5,385	6,031	5,655	6,031	6,333	6,650	6,983	7,332
01-120-52-00-5224	VISION INSURANCE	486	657	657	657	657	677	697	718	740
01-120-54-00-5412	TRAINING & CONFERENCES	3,392	3,167	3,000	3,250	3,500	3,500	3,500	3,500	3,500
01-120-54-00-5414	AUDITING SERVICES	32,000	33,000	37,400	34,000	35,420	36,380	37,340	38,300	39,260
01-120-54-00-5415	TRAVEL & LODGING	146	274	1,500	350	1,500	1,500	1,500	1,500	1,500
01-120-54-00-5430	PRINTING & DUPLICATING	1,365	2,853	5,000	3,000	4,000	4,000	4,000	4,000	4,000
01-120-54-00-5440	TELECOMMUNICATIONS	1,061	1,153	1,200	1,200	1,200	1,200	1,200	1,200	1,200
01-120-54-00-5452	POSTAGE & SHIPPING	1,141	1,104	1,300	1,200	1,300	1,300	1,300	1,300	1,300
01-120-54-00-5460	DUES & SUBSCRIPTIONS	545	528	800	800	1,000	1,000	1,000	1,000	1,000
01-120-54-00-5462	PROFESSIONAL SERVICES	31,984	35,714	40,000	42,000	45,000	45,000	45,000	45,000	45,000
01-120-54-00-5485	RENTAL & LEASE PURCHASE	2,102	2,079	2,500	2,025	2,500	2,500	2,500	2,500	2,500
01-120-56-00-5610	OFFICE SUPPLIES	2,633	2,650	2,700	2,700	2,700	2,700	2,700	2,700	2,700
01-120-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	58	-	750	350	-	-	-	-	-
		355,603	**376,559**	**413,829**	**406,816**	**466,157**	**482,135**	**499,287**	**517,292**	**536,174**

POLICE DEPARTMENT

The mission of the Yorkville Police Department is to work in partnership with the community to protect life and property, assist neighborhoods with solving their problems and enhance the quality of life in our City.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Expenditures									
Salaries	2,511,201	2,659,975	2,896,541	2,851,000	2,974,162	3,057,297	3,142,925	3,231,124	3,321,967
Benefits	1,411,567	1,565,443	1,833,415	1,762,220	2,001,658	2,120,884	2,245,450	2,375,537	2,511,552
Contractual Services	237,729	349,348	411,379	332,857	447,697	286,463	278,650	289,650	278,650
Supplies	154,654	98,647	148,450	118,200	134,700	139,194	144,003	149,148	154,653
Total Police	**4,315,151**	**4,673,413**	**5,289,785**	**5,064,277**	**5,558,217**	**5,603,838**	**5,811,028**	**6,045,459**	**6,266,822**



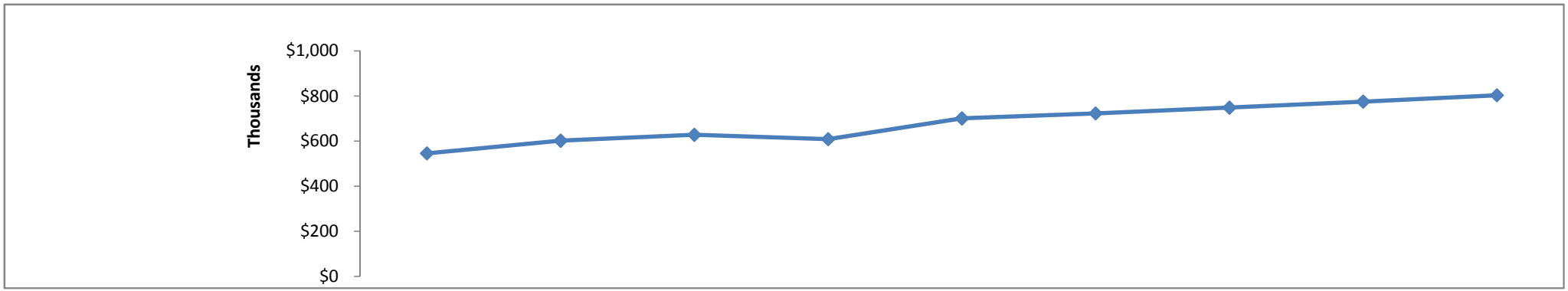
Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Police										
01-210-50-00-5008	SALARIES - POLICE OFFICERS	1,478,093	1,585,447	1,720,357	1,580,000	1,660,659	1,710,479	1,761,793	1,814,647	1,869,086
01-210-50-00-5011	SALARIES - POLICE CHIEF & DEPUTIES	322,269	341,359	358,109	352,000	370,238	381,345	392,785	404,569	416,706
01-210-50-00-5012	SALARIES - SERGEANTS	433,191	447,154	475,680	590,000	593,259	611,057	629,389	648,271	667,719
01-210-50-00-5013	SALARIES - POLICE CLERKS	121,384	132,096	141,395	136,000	147,006	151,416	155,958	160,637	165,456
01-210-50-00-5014	SALARIES - CROSSING GUARD	21,429	22,945	20,000	22,000	22,000	22,000	22,000	22,000	22,000
01-210-50-00-5015	PART-TIME SALARIES	57,235	43,667	70,000	60,000	70,000	70,000	70,000	70,000	70,000
01-210-50-00-5020	OVERTIME	77,600	87,307	111,000	111,000	111,000	111,000	111,000	111,000	111,000
01-210-52-00-5212	RETIREMENT PLAN CONTRIBUTION	13,778	14,283	15,271	15,000	16,048	16,959	18,169	19,469	20,847
01-210-52-00-5213	EMPLOYER CONTRIBUTION - POLICE PENSION	624,168	722,940	825,413	825,413	966,211	1,016,211	1,066,211	1,116,211	1,166,211
01-210-52-00-5214	FICA CONTRIBUTION	184,653	195,360	216,838	212,000	221,572	228,219	235,066	242,118	249,382
01-210-52-00-5216	GROUP HEALTH INSURANCE	541,667	576,302	709,489	650,000	734,805	793,589	857,076	925,642	999,693
01-210-52-00-5222	GROUP LIFE INSURANCE	3,338	3,817	3,541	3,707	3,514	3,549	3,584	3,620	3,656
01-210-52-00-5223	DENTAL INSURANCE	39,727	46,802	56,584	50,000	53,189	55,848	58,640	61,572	64,651
01-210-52-00-5224	VISION INSURANCE	4,236	5,939	6,279	6,100	6,319	6,509	6,704	6,905	7,112
01-210-54-00-5410	TUITION REIMBURSEMENT	-	3,216	31,096	6,432	21,547	10,613	2,800	2,800	2,800
01-210-54-00-5411	POLICE COMMISSION	12,633	996	4,000	3,500	15,000	4,000	4,000	15,000	4,000
01-210-54-00-5412	TRAINING & CONFERENCE	11,184	7,879	18,000	16,000	21,000	21,000	21,000	21,000	21,000
01-210-54-00-5415	TRAVEL & LODGING	2,400	2,671	10,000	5,000	10,000	10,000	10,000	10,000	10,000
01-210-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	63,777	174,263	153,633	117,310	167,600	30,300	30,300	30,300	30,300
01-210-54-00-5426	PUBLISHING & ADVERTISING	-	-	200	395	200	200	200	200	200
01-210-54-00-5430	PRINTING & DUPLICATING	3,222	4,863	4,500	4,500	4,500	4,500	4,500	4,500	4,500
01-210-54-00-5440	TELECOMMUNICATIONS	25,663	29,512	36,500	36,500	36,500	36,500	36,500	36,500	36,500
01-210-54-00-5452	POSTAGE & SHIPPING	987	980	1,600	1,200	1,600	1,600	1,600	1,600	1,600
01-210-54-00-5460	DUES & SUBSCRIPTIONS	2,175	1,990	1,350	4,630	3,750	3,750	3,750	3,750	3,750
01-210-54-00-5462	PROFESSIONAL SERVICES	15,288	16,861	35,000	29,000	31,000	29,000	29,000	29,000	29,000
01-210-54-00-5466	LEGAL SERVICES	-	-	5,000	-	5,000	5,000	5,000	5,000	5,000
01-210-54-00-5467	ADJUDICATION SERVICES	17,215	16,684	20,000	20,000	20,000	20,000	20,000	20,000	20,000
01-210-54-00-5469	NEW WORLD & LIVE SCAN	13,269	16,921	17,500	12,490	19,500	19,500	19,500	19,500	19,500
01-210-54-00-5472	KENDALL CO JUVE PROBATION	2,609	2,894	4,000	3,240	4,000	4,000	4,000	4,000	4,000
01-210-54-00-5484	MDT - ALERTS FEE	6,660	6,660	7,000	6,660	7,000	7,000	7,000	7,000	7,000
01-210-54-00-5485	RENTAL & LEASE PURCHASE	6,344	5,903	7,000	6,000	7,000	7,000	7,000	7,000	7,000
01-210-54-00-5488	OFFICE CLEANING	-	-	-	-	12,500	12,500	12,500	12,500	12,500
01-210-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	54,303	57,055	55,000	60,000	60,000	60,000	60,000	60,000	60,000
01-210-56-00-5600	WEARING APPAREL	9,775	12,562	20,000	20,000	23,000	23,000	23,000	23,000	23,000
01-210-56-00-5610	OFFICE SUPPLIES	2,676	2,299	4,500	3,000	4,500	4,500	4,500	4,500	4,500
01-210-56-00-5620	OPERATING SUPPLIES	43,711	14,123	10,000	10,000	10,000	10,000	10,000	10,000	10,000
01-210-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	12,959	5,473	12,000	9,000	12,000	12,000	12,000	12,000	12,000

Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
01-210-56-00-5640	REPAIR & MAINTENANCE	242	302	6,500	2,000	3,000	3,000	3,000	3,000	3,000
01-210-56-00-5650	COMMUNITY SERVICES	-	300	3,000	2,000	2,000	2,000	2,000	2,000	2,000
01-210-56-00-5690	BALISTIC VESTS	3,035	5,281	4,200	4,200	6,000	6,000	6,000	6,000	6,000
01-210-56-00-5695	GASOLINE	65,888	58,009	80,250	60,000	64,200	68,694	73,503	78,648	84,153
01-210-56-00-5696	AMMUNITION	16,368	298	8,000	8,000	10,000	10,000	10,000	10,000	10,000
		4,315,151	**4,673,413**	**5,289,785**	**5,064,277**	**5,558,217**	**5,603,838**	**5,811,028**	**6,045,459**	**6,266,822**

COMMUNITY DEVELOPMENT DEPARTMENT

The primary focus of the Community Development Department is to ensure that all existing and new construction is consistent with the overall development goals of the City which entails short and long-range planning, administration of zoning regulations, building permits issuance and code enforcement. The department also provides staff support to the City Council, Plan Commission, Zoning Board of Appeals and Park Board and assists in the review of all development plans proposed within the United City of Yorkville.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Expenditures									
Salaries	310,422	339,512	381,980	377,000	457,067	469,339	481,979	494,998	508,408
Benefits	139,045	150,738	163,247	149,105	177,490	188,657	201,286	214,839	229,338
Contractual Services	89,854	102,815	71,500	70,382	51,900	51,900	51,900	51,900	51,900
Supplies	6,467	8,877	11,175	12,000	14,190	13,140	13,300	13,472	13,656
Total Community Development	**545,788**	**601,942**	**627,902**	**608,487**	**700,647**	**723,036**	**748,465**	**775,209**	**803,302**

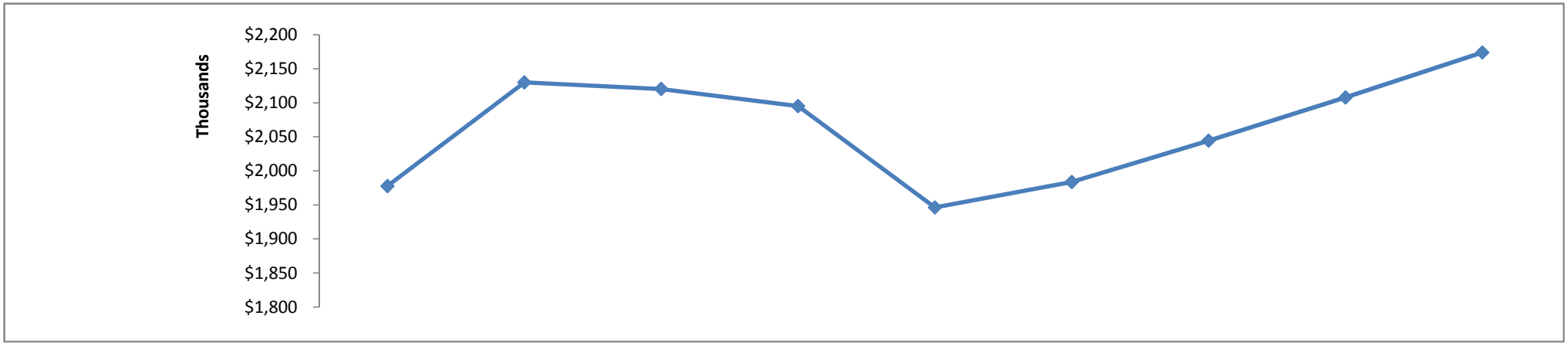


Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Community Development										
01-220-50-00-5010	SALARIES & WAGES	292,601	321,278	333,980	332,000	409,067	421,339	433,979	446,998	460,408
01-220-50-00-5015	PART-TIME SALARIES	17,821	18,234	48,000	45,000	48,000	48,000	48,000	48,000	48,000
01-220-52-00-5212	RETIREMENT PLAN CONTRIBUTION	33,222	34,748	36,070	36,070	44,657	47,190	50,559	54,176	58,011
01-220-52-00-5214	FICA CONTRIBUTION	22,825	24,811	28,597	28,597	34,320	35,350	36,411	37,503	38,628
01-220-52-00-5216	GROUP HEALTH INSURANCE	76,809	84,090	90,833	78,779	90,525	97,767	105,588	114,035	123,158
01-220-52-00-5222	GROUP LIFE INSURANCE	443	491	445	401	557	563	569	575	581
01-220-52-00-5223	DENTAL INSURANCE	5,205	5,866	6,570	4,671	6,612	6,943	7,290	7,655	8,038
01-220-52-00-5224	VISION INSURANCE	541	732	732	587	819	844	869	895	922
01-220-54-00-5412	TRAINING & CONFERENCES	2,666	3,789	6,500	6,500	6,800	6,800	6,800	6,800	6,800
01-220-54-00-5415	TRAVEL & LODGING	1,670	5,316	4,000	4,000	6,500	6,500	6,500	6,500	6,500
01-220-54-00-5426	PUBLISHING & ADVERTISING	218	2,450	1,000	3,750	2,500	2,500	2,500	2,500	2,500
01-220-54-00-5430	PRINTING & DUPLICATING	1,609	1,286	2,500	1,000	2,000	2,000	2,000	2,000	2,000
01-220-54-00-5440	TELECOMMUNICATIONS	2,533	3,011	3,000	3,500	3,500	3,500	3,500	3,500	3,500
01-220-54-00-5452	POSTAGE & SHIPPING	265	610	1,000	1,000	2,500	2,500	2,500	2,500	2,500
01-220-54-00-5459	INSPECTIONS	1,840	455	5,000	2,500	5,000	5,000	5,000	5,000	5,000
01-220-54-00-5460	DUES & SUBSCRIPTIONS	1,701	1,570	2,000	2,000	2,100	2,100	2,100	2,100	2,100
01-220-54-00-5462	PROFESSIONAL SERVICES	73,607	79,613	41,000	41,000	15,000	15,000	15,000	15,000	15,000
01-220-54-00-5466	LEGAL SERVICES	277	1,415	2,500	2,000	3,000	3,000	3,000	3,000	3,000
01-220-54-00-5485	RENTAL & LEASE PURCHASE	3,468	3,300	3,000	3,132	3,000	3,000	3,000	3,000	3,000
01-220-56-00-5610	OFFICE SUPPLIES	455	2,862	1,500	1,500	1,500	1,500	1,500	1,500	1,500
01-220-56-00-5620	OPERATING SUPPLIES	3,842	3,848	3,000	4,500	4,200	3,000	3,000	3,000	3,000
01-220-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	-	857	3,500	3,500	5,100	5,100	5,100	5,100	5,100
01-220-56-00-5645	BOOKS & PUBLICATIONS	-	508	500	500	1,250	1,250	1,250	1,250	1,250
01-220-56-00-5695	GASOLINE	2,170	802	2,675	2,000	2,140	2,290	2,450	2,622	2,806
		545,788	**601,942**	**627,902**	**608,487**	**700,647**	**723,036**	**748,465**	**775,209**	**803,302**

PUBLIC WORKS DEPARTMENT - STREET OPERATIONS / HEALTH & SANITATION

The Public Works Department is an integral part of the United City of Yorkville. We provide high quality drinking water, efficient disposal of sanitary waste and maintain a comprehensive road and storm sewer network to ensure the safety and quality of life for the citizens of Yorkville.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Expenditures									
Salaries	328,574	345,777	366,975	365,288	382,325	392,997	403,989	415,311	426,972
Benefits	169,806	178,885	202,031	203,697	214,046	228,385	244,384	261,583	280,027
Contractual Services	1,395,672	1,537,504	1,458,377	1,444,926	1,242,124	1,265,081	1,296,356	1,328,577	1,361,773
Supplies	83,640	67,617	92,836	81,131	107,763	97,159	99,625	102,246	105,032
Total Public Works	**1,977,692**	**2,129,783**	**2,120,219**	**2,095,042**	**1,946,258**	**1,983,622**	**2,044,354**	**2,107,717**	**2,173,804**

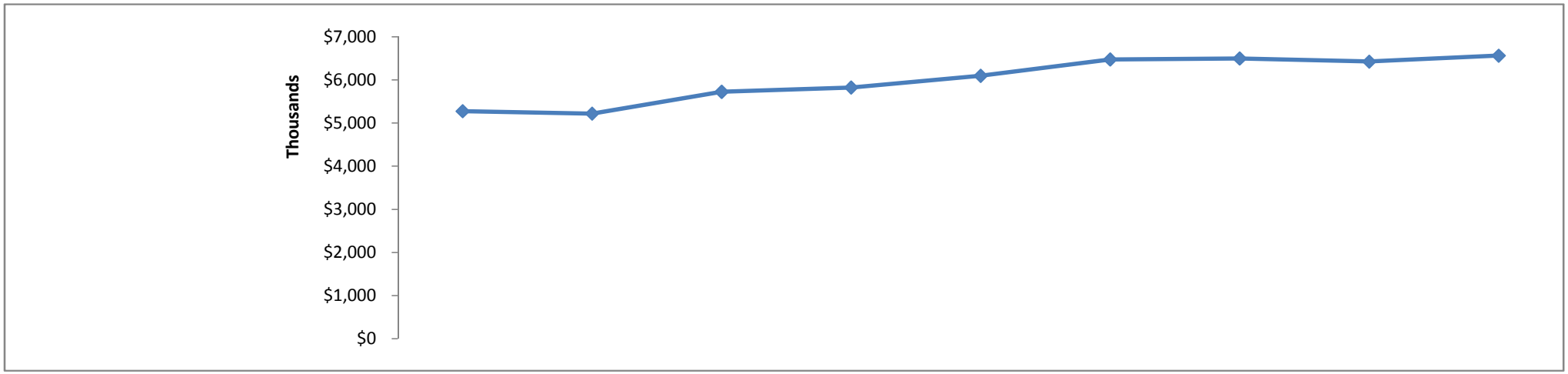


Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Public Works - Street Operations										
01-410-50-00-5010	SALARIES & WAGES	315,540	329,967	343,875	341,500	355,725	366,397	377,389	388,711	400,372
01-410-50-00-5015	PART-TIME SALARIES	3,456	7,709	8,100	8,788	11,600	11,600	11,600	11,600	11,600
01-410-50-00-5020	OVERTIME	9,578	8,101	15,000	15,000	15,000	15,000	15,000	15,000	15,000
01-410-52-00-5212	RETIREMENT PLAN CONTRIBUTION	36,867	36,546	38,759	38,759	40,471	42,716	45,713	48,930	52,337
01-410-52-00-5214	FICA CONTRIBUTION	24,184	25,567	27,245	27,245	28,250	29,098	29,971	30,870	31,796
01-410-52-00-5216	GROUP HEALTH INSURANCE	100,266	106,676	124,755	127,000	134,171	144,905	156,497	169,017	182,538
01-410-52-00-5222	GROUP LIFE INSURANCE	564	645	594	615	594	600	606	612	618
01-410-52-00-5223	DENTAL INSURANCE	7,186	8,406	9,611	9,011	9,461	9,934	10,431	10,953	11,501
01-410-52-00-5224	VISION INSURANCE	739	1,045	1,067	1,067	1,099	1,132	1,166	1,201	1,237
01-410-54-00-5412	TRAINING & CONFERENCES	1,236	6,514	3,000	3,000	3,000	3,000	3,000	3,000	3,000
01-410-54-00-5415	TRAVEL & LODGING	240	-	2,000	1,000	2,000	2,000	2,000	2,000	2,000
01-410-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	125,000	194,379	45,000	48,224	75,965	68,565	68,565	68,565	68,566
01-410-54-00-5435	TRAFFIC SIGNAL MAINTENANCE	16,824	23,108	25,000	25,000	25,000	25,000	25,000	25,000	25,000
01-410-54-00-5440	TELECOMMUNICATIONS	2,073	2,449	3,000	2,750	3,000	3,000	3,000	3,000	3,000
01-410-54-00-5455	MOSQUITO CONTROL	6,865	7,002	7,352	7,142	7,142	7,499	7,874	8,268	8,681
01-410-54-00-5458	TREE & STUMP MAINTENANCE	-	8,225	20,000	8,980	20,000	20,000	20,000	20,000	20,000
01-410-54-00-5462	PROFESSIONAL SERVICES	3,740	3,906	3,500	6,500	3,500	3,500	3,500	3,500	3,500
01-410-54-00-5482	STREET LIGHTING	-	3,296	4,750	500	750	750	750	750	750
01-410-54-00-5485	RENTAL & LEASE PURCHASE	512	793	1,100	3,250	3,600	3,600	3,600	3,600	3,600
01-410-54-00-5488	OFFICE CLEANING	-	-	-	-	4,167	4,167	4,167	4,167	4,167
01-410-54-00-5490	VEHICLE MAINTENANCE SERVICES	57,838	48,132	50,000	40,000	55,000	55,000	55,000	55,000	55,000
01-410-56-00-5600	WEARING APPAREL	4,132	5,043	4,631	4,631	4,863	5,106	5,361	5,629	5,910
01-410-56-00-5620	OPERATING SUPPLIES	10,846	8,828	11,025	10,000	20,500	12,155	12,763	13,401	14,071
01-410-56-00-5626	HANGING BASKETS	-	-	2,000	-	2,000	2,000	2,000	2,000	2,000
01-410-56-00-5628	VEHICLE MAINTENANCE SUPPLIES	17,035	15,265	27,500	28,500	34,000	30,000	30,000	30,000	30,000
01-410-56-00-5630	SMALL TOOLS & EQUIPMENT	2,105	3,415	2,000	2,000	5,000	5,000	5,000	5,000	5,000
01-410-56-00-5640	REPAIR & MAINTENANCE	26,791	20,580	20,000	16,000	20,000	20,000	20,000	20,000	20,000
01-410-56-00-5695	GASOLINE	22,731	14,486	25,680	20,000	21,400	22,898	24,501	26,216	28,051
		796,348	**890,083**	**826,544**	**796,462**	**907,258**	**914,622**	**944,454**	**975,990**	**1,009,295**
Public Works - Health & Sanitation										
01-540-54-00-5441	GARBAGE SERVICES - SENIOR SUBSIDY	76,958	33,486	36,000	36,000	33,000	33,000	33,000	33,000	33,000
01-540-54-00-5442	GARBAGE SERVICES	1,100,546	1,201,414	1,251,675	1,258,500	1,000,000	1,030,000	1,060,900	1,092,727	1,125,509
01-540-54-00-5443	LEAF PICKUP	3,840	4,800	6,000	4,080	6,000	6,000	6,000	6,000	6,000
		1,181,344	**1,239,700**	**1,293,675**	**1,298,580**	**1,039,000**	**1,069,000**	**1,099,900**	**1,131,727**	**1,164,509**
	Total Public Works	**1,977,692**	**2,129,783**	**2,120,219**	**2,095,042**	**1,946,258**	**1,983,622**	**2,044,354**	**2,107,717**	**2,173,804**

ADMINISTRATIVE SERVICES DEPARTMENT

The Administrative Services Department accounts for General Fund expenditures that are shared by all departments and cannot be easily classified in one department or the other. These expenditures include such items as tax rebates, bad debt, engineering services, corporate legal expenditures and interfund transfers.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Expenditures									
Salaries	-	6,129	26,964	800	26,964	500	500	500	500
Benefits	299,167	326,795	350,297	336,961	371,211	393,118	416,407	441,165	467,487
Contractual Services	2,487,230	2,408,252	2,711,256	2,739,686	2,745,726	2,789,542	2,840,661	2,863,332	2,906,505
Supplies	-	27,873	5,000	7,820	5,000	5,000	5,000	5,000	5,000
Other Financing Uses	2,486,885	2,448,123	2,631,459	2,739,970	2,948,210	3,287,272	3,235,672	3,117,524	3,185,554
Total Admin Services & Transfers	**5,273,282**	**5,217,172**	**5,724,976**	**5,825,237**	**6,097,111**	**6,475,432**	**6,498,240**	**6,427,521**	**6,565,046**



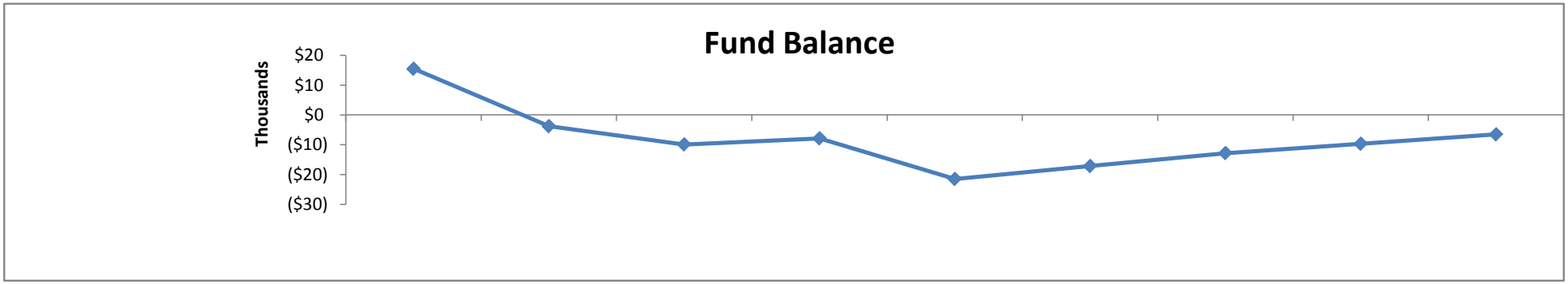
Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Administrative Services										
01-640-50-00-5016	SALARIES - SPECIAL CENSUS	-	-	26,464	-	26,464	-	-	-	-
01-640-50-00-5092	POLICE SPECIAL DETAIL WAGES	-	6,129	500	800	500	500	500	500	500
01-640-52-00-5230	UNEMPLOYMENT INSURANCE	7,950	18,460	20,000	9,670	20,000	20,000	20,000	20,000	20,000
01-640-52-00-5231	LIABILITY INSURANCE	249,686	279,135	293,958	291,041	308,503	327,013	346,634	367,432	389,478
01-640-52-00-5240	RETIREES - GROUP HEALTH INSURANCE	40,078	27,988	35,725	35,725	42,101	45,469	49,107	53,036	57,279
01-640-52-00-5241	RETIREES - DENTAL INSURANCE	1,293	1,052	539	450	530	557	585	614	645
01-640-52-00-5242	RETIREES - VISION INSURANCE	160	160	75	75	77	79	81	83	85
01-640-54-00-5418	PURCHASING SERVICES	-		15,000	15,000	50,000	50,000	50,000	50,000	50,000
01-640-54-00-5421	PPRT TAX REBATE	-	2,045	-	-	-	-	-	-	-
01-640-54-00-5427	GC HOUSING RENTAL ASSISTANCE	-	-	-	-	12,000	12,000	12,000	12,000	12,000
01-640-54-00-5428	UTILITY TAX REBATE	-	-	14,375	-	14,375	14,375	14,375	14,375	14,375
01-640-54-00-5432	FACILITY MANAGEMENT SERVICES	-	-	-	-	35,000	35,000	35,000	35,000	35,000
01-640-54-00-5439	AMUSEMENT TAX REBATE	48,513	60,628	55,000	64,350	64,000	64,000	64,000	40,000	35,000
01-640-54-00-5449	KENCOM	72,999	72,679	75,000	74,842	78,584	82,513	86,639	90,971	95,520
01-640-54-00-5450	INFORMATION TECHNOLOGY SERVICES	51,066	50,875	80,000	80,000	84,000	88,200	92,610	97,241	102,103
01-640-54-00-5456	CORPORATE COUNSEL	129,599	88,017	127,339	110,000	120,000	120,000	120,000	120,000	120,000
01-640-54-00-5461	LITIGATION COUNSEL	56,874	166,659	120,000	165,000	120,000	120,000	120,000	120,000	120,000
01-640-54-00-5463	SPECIAL COUNSEL	26,020	19,767	25,000	15,000	25,000	25,000	25,000	25,000	25,000
01-640-54-00-5465	ENGINEERING SERVICES	503,943	368,071	390,000	350,000	390,000	390,000	390,000	390,000	390,000
01-640-54-00-5473	KENDALL AREA TRANSIT	23,550	23,550	25,000	25,000	25,000	25,000	25,000	25,000	25,000
01-640-54-00-5475	CABLE CONSORTIUM FEE	80,204	86,054	85,000	85,000	85,000	85,000	85,000	85,000	85,000
01-640-54-00-5478	SPECIAL CENSUS	-	-	108,093	108,093	-	-	-	-	-
01-640-54-00-5481	HOTEL TAX REBATE	65,438	72,375	68,400	76,500	76,500	76,500	76,500	76,500	76,500
01-640-54-00-5486	ECONOMIC DEVELOPMENT	46,800	47,564	113,100	151,659	114,100	114,100	120,000	120,000	120,000
01-640-54-00-5489	LOSS ON INVESTMENT	69,382	-	-	-	-	-	-	-	-
01-640-54-00-5491	CITY PROPERTY TAX REBATE	1,293	1,286	1,500	1,286	1,500	1,500	1,500	1,500	1,500
01-640-54-00-5492	SALES TAX REBATE	848,634	856,785	913,949	913,949	941,367	969,608	998,696	1,028,657	1,059,517
01-640-54-00-5493	BUSINESS DISTRICT REBATE	357,076	368,899	372,000	380,000	387,300	394,746	402,341	410,088	417,990
01-640-54-00-5494	ADMISSIONS TAX REBATE	104,066	121,799	120,000	122,007	120,000	120,000	120,000	120,000	120,000
01-640-54-00-5499	BAD DEBT	1,773	1,199	2,500	2,000	2,000	2,000	2,000	2,000	2,000
01-640-56-00-5625	REIMBURSABLE REPAIRS	-	27,873	5,000	7,820	5,000	5,000	5,000	5,000	5,000
01-640-99-00-9915	TRANSFER TO MOTOR FUEL TAX	323	25,407	25,023	33,750	-	-	-	-	-
01-640-99-00-9916	TRANSFER TO CW BUILDINGS & GROUNDS	49,795	58,060	49,500	160,000	160,000	65,000	65,000	65,000	65,000
01-640-99-00-9923	TRANSFER TO CITY-WIDE CAPITAL	-	-	-	-	-	278,378	188,341	-	-
01-640-99-00-9942	TRANSFER TO DEBT SERVICE	-	127,243	268,178	268,305	315,225	319,725	319,025	318,225	318,225

Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
01-640-99-00-9952	TRANSFER TO SEWER	1,133,972	1,134,654	1,134,052	1,134,052	1,137,166	1,133,782	1,134,114	1,137,948	1,137,948
01-640-99-00-9979	TRANSFER TO PARKS & RECREATION	1,277,606	1,076,831	1,118,638	1,118,638	1,308,583	1,461,577	1,498,713	1,564,103	1,630,258
01-640-99-00-9982	TRANSFER TO LIBRARY OPERATIONS	25,189	25,928	36,068	25,225	27,236	28,810	30,479	32,248	34,123
		5,273,282	**5,217,172**	**5,724,976**	**5,825,237**	**6,097,111**	**6,475,432**	**6,498,240**	**6,427,521**	**6,565,046**
	Expenditures	**13,185,437**	**13,664,138**	**14,967,654**	**14,793,407**	**15,636,865**	**16,152,080**	**16,505,307**	**16,808,630**	**17,313,710**
	Surplus(Deficit)	**965,473**	**865,648**	**(450,832)**	**200,116**	**(499,244)**	**(559,000)**	**(565,322)**	**(518,331)**	**(662,220)**
	Fund Balance	**4,826,059**	**5,691,706**	**5,360,499**	**5,891,822**	**5,392,578**	**4,833,578**	**4,268,256**	**3,749,925**	**3,087,705**
		36.60%	*41.65%*	*35.81%*	*39.83%*	*34.49%*	*29.93%*	*25.86%*	*22.31%*	*17.83%*

Fox Hill SSA Fund (11)

This fund was created for the purpose of maintaining the common areas of the Fox Hill Estates (SSA 2004-201) subdivision. All money for the fund is derived from property taxes levied on homeowners in the subdivision.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Taxes	8,536	7,072	7,073	7,263	9,365	17,338	17,338	17,338	17,338
Investment Earnings	-	-	-	-	-	-	-	-	-
Total Revenue	**8,536**	**7,072**	**7,073**	**7,263**	**9,365**	**17,338**	**17,338**	**17,338**	**17,338**
Expenditures									
Contractual Services	4,208	26,314	11,333	11,333	23,000	13,000	13,000	14,200	14,200
Total Expenditures	**4,208**	**26,314**	**11,333**	**11,333**	**23,000**	**13,000**	**13,000**	**14,200**	**14,200**
Surplus (Deficit)	4,328	(19,242)	(4,260)	(4,070)	(13,635)	4,338	4,338	3,138	3,138
Ending Fund Balance	**15,462**	**(3,780)**	**(9,900)**	**(7,850)**	**(21,485)**	**(17,147)**	**(12,809)**	**(9,671)**	**(6,533)**
	367.44%	*-14.36%*	*-87.36%*	*-69.27%*	*-93.41%*	*-131.90%*	*-98.53%*	*-68.11%*	*-46.01%*

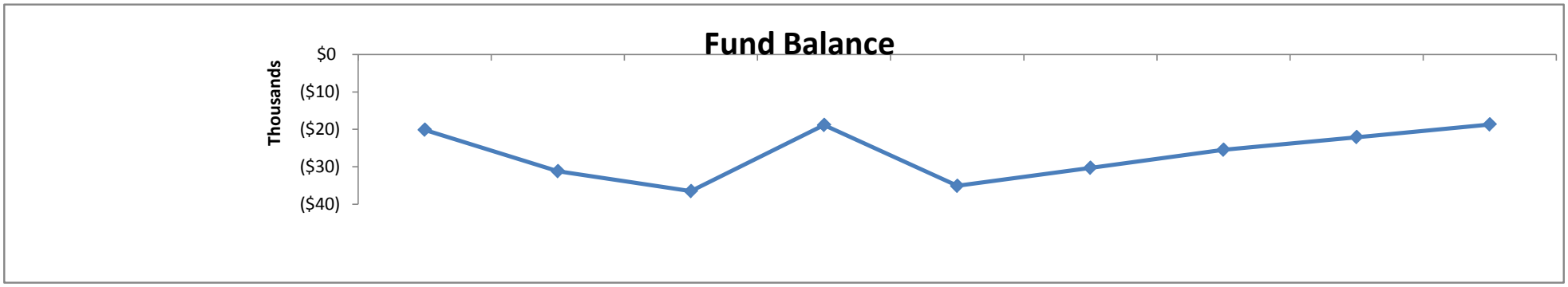


Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Fox Hill SSA - 11										
11-000-40-00-4000	PROPERTY TAXES	8,536	7,072	7,073	7,263	9,365	17,338	17,338	17,338	17,338
11-000-45-00-4500	INVESTMENT EARNINGS	-	-	-	-	-	-	-	-	-
	Revenue	**8,536**	**7,072**	**7,073**	**7,263**	**9,365**	**17,338**	**17,338**	**17,338**	**17,338**
11-111-54-00-5417	TRAIL MAINTENANCE	-	21,141	-	-	-	-	-	-	-
11-111-54-00-5462	PROFESSIONAL SERVICES	-	-	-	-	7,000	7,000	7,000	7,000	7,000
11-111-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	4,208	5,173	11,333	11,333	16,000	6,000	6,000	7,200	7,200
	Expenditures	**4,208**	**26,314**	**11,333**	**11,333**	**23,000**	**13,000**	**13,000**	**14,200**	**14,200**
	Surplus(Deficit)	**4,328**	**(19,242)**	**(4,260)**	**(4,070)**	**(13,635)**	**4,338**	**4,338**	**3,138**	**3,138**
	Fund Balance	**15,462**	**(3,780)**	**(9,900)**	**(7,850)**	**(21,485)**	**(17,147)**	**(12,809)**	**(9,671)**	**(6,533)**
		367.44%	*-14.36%*	*-87.36%*	*-69.27%*	*-93.41%*	*-131.90%*	*-98.53%*	*-68.11%*	*-46.01%*

Sunflower SSA Fund (12)

This fund was created for the purpose of maintaining the common areas of the Sunflower Estates (SSA 2006-119) subdivision. All money for the fund is derived from property taxes levied on homeowners in the subdivision.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Taxes	17,417	18,608	20,392	20,456	13,480	27,022	27,022	27,022	27,022
Investment Earnings	-	1	-	-	-	-	-	-	-
Total Revenue	**17,417**	**18,609**	**20,392**	**20,456**	**13,480**	**27,022**	**27,022**	**27,022**	**27,022**
Expenditures									
Contractual Services	40,098	29,676	17,534	8,125	29,735	22,200	22,200	23,640	23,640
Total Expenditures	**40,098**	**29,676**	**17,534**	**8,125**	**29,735**	**22,200**	**22,200**	**23,640**	**23,640**
Surplus (Deficit)	(22,681)	(11,067)	2,858	12,331	(16,255)	4,822	4,822	3,382	3,382
Ending Fund Balance	**(20,108)**	**(31,175)**	**(36,499)**	**(18,844)**	**(35,099)**	**(30,277)**	**(25,455)**	**(22,073)**	**(18,691)**
	-50.15%	*-105.05%*	*-208.16%*	*-231.93%*	*-118.04%*	*-136.38%*	*-114.66%*	*-93.37%*	*-79.07%*

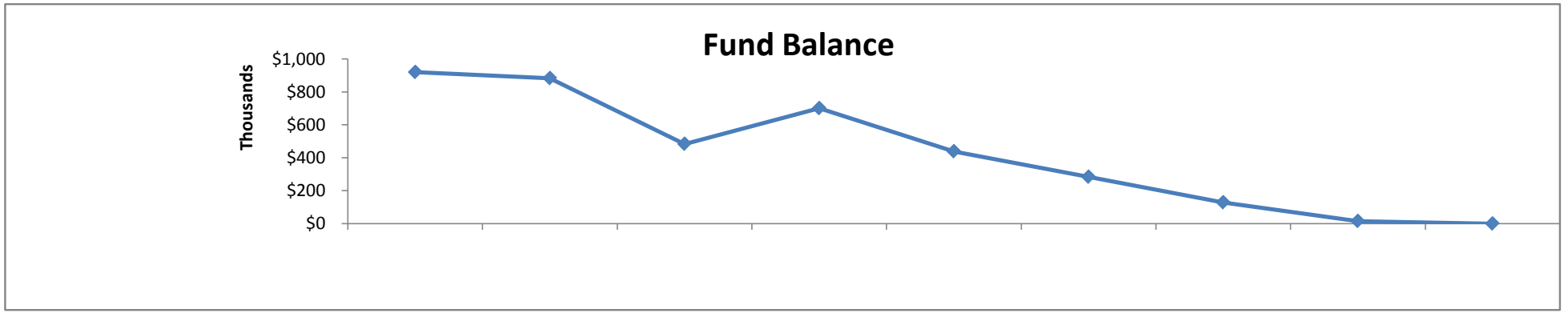


Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Sunflower SSA - 12										
12-000-40-00-4000	PROPERTY TAXES	17,417	18,608	20,392	20,456	13,480	27,022	27,022	27,022	27,022
12-000-45-00-4500	INVESTMENT EARNINGS	-	1	-	-	-	-	-	-	-
	Revenue	**17,417**	**18,609**	**20,392**	**20,456**	**13,480**	**27,022**	**27,022**	**27,022**	**27,022**
12-112-54-00-5416	POND MAINTENANCE	34,897	26,551	6,000	2,125	8,735	5,000	5,000	5,000	5,000
12-112-54-00-5462	PROFESSIONAL SERVICES	-	-	-	-	10,000	10,000	10,000	10,000	10,000
12-112-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	5,201	3,125	11,534	6,000	11,000	7,200	7,200	8,640	8,640
	Expenditures	**40,098**	**29,676**	**17,534**	**8,125**	**29,735**	**22,200**	**22,200**	**23,640**	**23,640**
	Surplus(Deficit)	**(22,681)**	**(11,067)**	**2,858**	**12,331**	**(16,255)**	**4,822**	**4,822**	**3,382**	**3,382**
	Fund Balance	**(20,108)**	**(31,175)**	**(36,499)**	**(18,844)**	**(35,099)**	**(30,277)**	**(25,455)**	**(22,073)**	**(18,691)**
		-50.15%	*-105.05%*	*-208.16%*	*-231.93%*	*-118.04%*	*-136.38%*	*-114.66%*	*-93.37%*	*-79.07%*

Motor Fuel Tax Fund (15)

The Motor Fuel Tax Fund is used to maintain existing and construct new City owned roadways, alleys and parking lots. The fund also purchases materials used in the maintenance and operation of those facilities.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Intergovernmental	837,536	565,571	487,254	475,106	492,616	506,900	506,900	506,900	506,900
Investment Earnings	3,307	813	300	3,350	1,500	1,500	1,000	500	-
Reimbursements	4,064	3,564	-	-	-	-	-	-	-
Other Financing Sources	7,148	30,951	25,023	33,750	-	-	-	-	-
Total Revenue	**852,055**	**600,899**	**512,577**	**512,206**	**494,116**	**508,400**	**507,900**	**507,400**	**506,900**
Expenditures									
Contractual Services	116,902	102,418	123,793	117,750	124,350	131,346	131,262	139,123	147,455
Supplies	190,820	136,390	193,000	203,000	208,000	208,000	208,000	208,000	208,000
Capital Outlay	654,506	399,147	423,787	373,787	423,787	323,787	323,787	273,787	166,924
Total Expenditures	**962,228**	**637,955**	**740,580**	**694,537**	**756,137**	**663,133**	**663,049**	**620,910**	**522,379**
Surplus (Deficit)	(110,173)	(37,056)	(228,003)	(182,331)	(262,021)	(154,733)	(155,149)	(113,510)	(15,479)
Ending Fund Balance	**920,282**	**883,223**	**484,079**	**700,892**	**438,871**	**284,138**	**128,989**	**15,479**	**-**

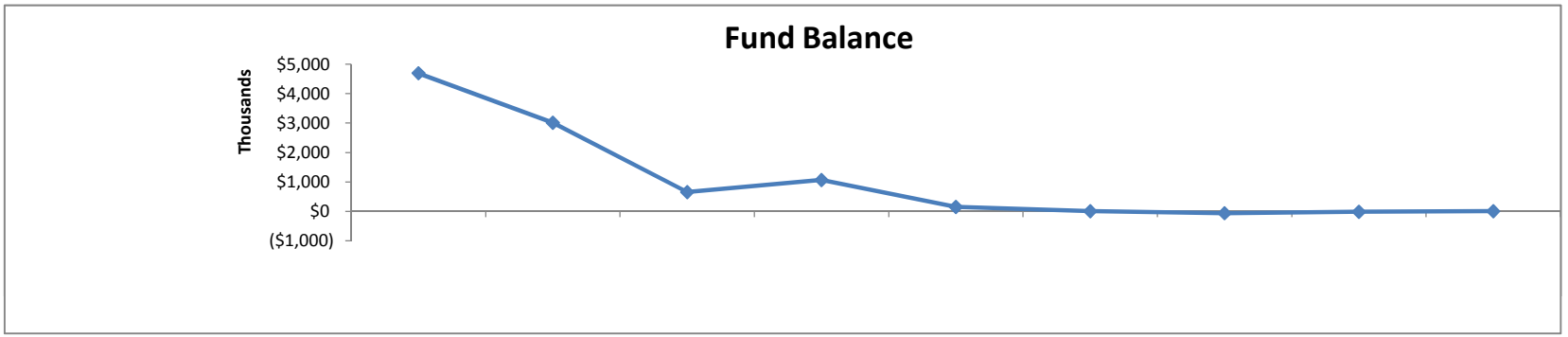


Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Motor Fuel Tax - 15										
15-000-41-00-4112	MOTOR FUEL TAX	414,685	432,820	438,254	433,178	450,716	465,000	465,000	465,000	465,000
15-000-41-00-4113	MFT HIGH GROWTH	41,892	41,912	41,000	41,928	41,900	41,900	41,900	41,900	41,900
15-000-41-00-4168	STATE GRANTS - TRAFFIC SIGNAL MAINTENANCE	-	-	8,000	-	-	-	-	-	-
15-000-41-00-4172	ILLINOIS JOBS NOW PROCEEDS	146,244	-	-	-	-	-	-	-	-
15-000-41-00-4183	FEDERAL GRANTS - GAME FARM RD ROW	36,200	-	-	-	-	-	-	-	-
15-000-41-00-4184	STATE GRANTS - DOWNTOWN PARKING LOT	177,949	87,238	-	-	-	-	-	-	-
15-000-41-00-4187	FEDERAL GRANTS - CANNONBALL LAFO	20,566	3,601	-	-	-	-	-	-	-
15-000-45-00-4500	INVESTMENT EARNINGS	1,997	813	300	3,350	1,500	1,500	1,000	500	-
15-000-45-00-4550	GAIN ON INVESTMENT	1,310	-	-	-	-	-	-	-	-
15-000-46-00-4690	REIMB - MISCELLANEOUS	4,064	3,564	-	-	-	-	-	-	-
15-000-49-00-4901	TRANSFER FROM GENERAL	323	25,407	25,023	33,750	-	-	-	-	-
15-000-49-00-4923	TRANSFER FROM CITY-WIDE CAPITAL	6,825	5,544	-	-	-	-	-	-	-
	Revenue	**852,055**	**600,899**	**512,577**	**512,206**	**494,116**	**508,400**	**507,900**	**507,400**	**506,900**
15-155-54-00-5438	SALT STORAGE	7,500	7,750	7,500	7,750	7,750	7,750	250	250	250
15-155-54-00-5482	STREET LIGHTING	83,069	94,668	116,293	110,000	116,600	123,596	131,012	138,873	147,205
15-155-54-00-5489	LOSS ON INVESTMENT	26,333	-	-	-	-	-	-	-	-
15-155-56-00-5618	SALT	152,585	103,119	140,000	140,000	140,000	140,000	140,000	140,000	140,000
15-155-56-00-5619	SIGNS	8,153	8,797	15,000	15,000	15,000	15,000	15,000	15,000	15,000
15-155-56-00-5633	COLD PATCH	12,413	11,706	19,000	19,000	19,000	19,000	19,000	19,000	19,000
15-155-56-00-5634	HOT PATCH	17,669	12,768	19,000	19,000	19,000	19,000	19,000	19,000	19,000
15-155-56-00-5642	STREET LIGHTING SUPPLIES	-	-	-	10,000	15,000	15,000	15,000	15,000	15,000
15-155-60-00-6004	BASELINE ROAD BRIDGE REPAIRS	830	1,190	50,000	-	50,000	-	-	-	-
15-155-60-00-6025	ROAD TO BETTER ROADS PROGRAM	269,813	300,000	300,000	300,000	300,000	250,000	250,000	200,000	93,137
15-155-60-00-6072	DOWNTOWN PARKING LOT	148,100	8,558	-	-	-	-	-	-	-
15-155-60-00-6073	GAME FARM ROAD PROJECT	73,450	-	-	-	-	-	-	-	-
15-155-60-00-6079	ROUTE 47 EXPANSION	73,787	73,787	73,787	73,787	73,787	73,787	73,787	73,787	73,787
15-155-60-00-6089	CANNONBALL LAFO PROJECT	88,526	15,612	-	-	-	-	-	-	-
	Expenditures	**962,228**	**637,955**	**740,580**	**694,537**	**756,137**	**663,133**	**663,049**	**620,910**	**522,379**
	Surplus(Deficit)	**(110,173)**	**(37,056)**	**(228,003)**	**(182,331)**	**(262,021)**	**(154,733)**	**(155,149)**	**(113,510)**	**(15,479)**
	Fund Balance	**920,282**	**883,223**	**484,079**	**700,892**	**438,871**	**284,138**	**128,989**	**15,479**	**-**

City-Wide Capital Fund (23)

The City-Wide Capital Fund is used to maintain existing and construct new public and municipal infrastructure, and to fund other improvements that benefit the public.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Intergovernmental	62,761	135,722	773,222	474,772	200,224	-	-	-	-
Licenses & Permits	105,266	141,203	24,000	86,000	73,000	73,000	73,000	73,000	73,000
Charges for Service	693,467	700,156	681,600	710,000	700,000	700,000	700,000	700,000	700,000
Investment Earnings	10,424	1,630	600	2,800	1,000	-	-	-	-
Reimbursements	1,261,619	399,561	294,740	224,632	472,617	5,000	5,000	5,000	5,000
Other Financing Sources	4,408,084	210,243	49,500	161,900	1,258,924	343,378	253,341	65,000	65,000
Total Revenue	**6,541,621**	**1,588,515**	**1,823,662**	**1,660,104**	**2,705,765**	**1,121,378**	**1,031,341**	**843,000**	**843,000**
Expenditures									
Contractual Services	295,580	130,762	61,225	129,675	161,675	31,675	31,675	31,675	31,675
Supplies	5,971	8,913	15,000	35,000	35,000	35,000	35,000	35,000	35,000
Capital Outlay	2,147,884	2,711,081	3,313,308	3,026,697	2,940,753	713,600	588,700	287,500	312,500
Debt Service	75,000	405,937	404,138	404,138	403,588	407,563	322,188	321,338	321,338
Other Financing Uses	9,034	12,621	3,000	10,000	78,510	78,281	121,990	120,881	120,881
Total Expenditures	**2,533,469**	**3,269,314**	**3,796,671**	**3,605,510**	**3,619,526**	**1,266,119**	**1,099,553**	**796,394**	**821,394**
Surplus (Deficit)	4,008,152	(1,680,799)	(1,973,009)	(1,945,406)	(913,761)	(144,741)	(68,212)	46,606	21,606
CW Municipal Building Fund Balance	-	-	-	-	-	-	-	-	-
City-Wide Capital Fund Balance	*4,684,706*	*3,003,908*	*649,209*	*1,058,502*	*144,741*	-	*(68,212)*	*(21,606)*	-
Ending Fund Balance	**4,684,706**	**3,003,908**	**649,209**	**1,058,502**	**144,741**	**-**	**(68,212)**	**(21,606)**	**-**



Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
City-Wide Capital - 23										
23-000-41-00-4161	FEDERAL GRANTS - ITEP DOWNTOWN	42,461	11,244	4,000	30,210	1,600	-	-	-	-
23-000-41-00-4162	FEDERAL GRANTS - RIVER RD BRIDGE	(9,411)	-	-	-	-	-	-	-	-
23-000-41-00-4169	FEDERAL GRANTS -MILL STREET LAFO	-	1,075	-	22,125	-	-	-	-	-
23-000-41-00-4178	FEDERAL GRANTS - ITEP KENNEDY RD TRAIL	29,711	71,327	114,160	2,475	133,424	-	-	-	-
23-000-41-00-4188	STATE GRANTS - EDP WRIGLEY (RTE 47)	-	52,076	655,062	419,962	65,200	-	-	-	-
23-000-42-00-4210	BUILDING PERMITS	-	-	-	-	-	-	-	-	-
23-000-42-00-4214	DEVELOPMENT FEES - CW CAPITAL	6,900	6,150	6,000	6,000	6,000	6,000	6,000	6,000	6,000
23-000-42-00-4216	BUILD PROGRAM PERMITS	78,157	85,565	-	-	-	-	-	-	-
23-000-42-00-4218	DEVELOPMENT FEES - MUNICIPAL BLDG	2,209	7,077	3,000	10,000	7,000	7,000	7,000	7,000	7,000
23-000-42-00-4222	ROAD CONTRIBUTION FEE	18,000	40,000	15,000	70,000	60,000	60,000	60,000	60,000	60,000
23-000-42-00-4224	RENEW PROGRAM PERMITS	-	2,411	-	-	-	-	-	-	-
23-000-44-00-4440	ROAD INFRASTRUCTURE FEE	693,467	700,156	681,600	710,000	700,000	700,000	700,000	700,000	700,000
23-000-45-00-4500	INVESTMENT EARNINGS	4,423	1,630	600	2,800	1,000	-	-	-	-
23-000-45-00-4550	GAIN ON INVESTMENT	6,001	-	-	-	-	-	-	-	-
23-000-46-00-4606	REIMB - COM ED	93,095	316,905	-	-	-	-	-	-	-
23-000-46-00-4607	REIMB - BLACKBERRY WOODS	-	11,999	-	162,017	-	-	-	-	-
23-000-46-00-4608	REIMB - KENNEDY ROAD IMPROVEMENTS	-	-	-	-	160,000	-	-	-	-
23-000-46-00-4620	REIMB - PULTE (AUTUMN CREEK)	1,148,170	25,703	-	-	-	-	-	-	-
23-000-46-00-4630	REIMB - STAGECOACH CROSSING	-	-	-	58,596	-	5,000	5,000	5,000	5,000
23-000-46-00-4660	REIMB - PUSH FOR THE PATH	7,727	38,618	294,740	619	312,617	-	-	-	-
23-000-46-00-4690	REIMB - MISCELLANEOUS	12,627	6,336	-	3,400	-	-	-	-	-
23-000-49-00-4900	BOND PROCEEDS	4,295,000	-	-	-	-	-	-	-	-
23-000-49-00-4903	PREMIUM ON BOND ISSUANCE	49,789	-	-	-	-	-	-	-	-
23-000-49-00-4905	LOAN PROCEEDS - RIVER ROAD BRIDGE	-	152,183	-	-	-	-	-	-	-
23-000-49-00-4910	SALE OF CAPITAL ASSETS	-	-	-	1,900	-	-	-	-	-
23-000-49-00-4916	TRANSFER FROM GENERAL - CW B&G	49,795	58,060	49,500	160,000	160,000	65,000	65,000	65,000	65,000
23-000-49-00-4923	TRANSFER FROM GENERAL - CW CAPITAL	-	-	-	-	-	278,378	188,341	-	-
23-000-49-00-4951	TRANSFER FROM WATER	-	-	-	-	1,098,924	-	-	-	-
23-000-49-00-4988	TRANSFER FROM DOWNTOWN TIF	13,500	-	-	-	-	-	-	-	-
	Revenue	**6,541,621**	**1,588,515**	**1,823,662**	**1,660,104**	**2,705,765**	**1,121,378**	**1,031,341**	**843,000**	**843,000**

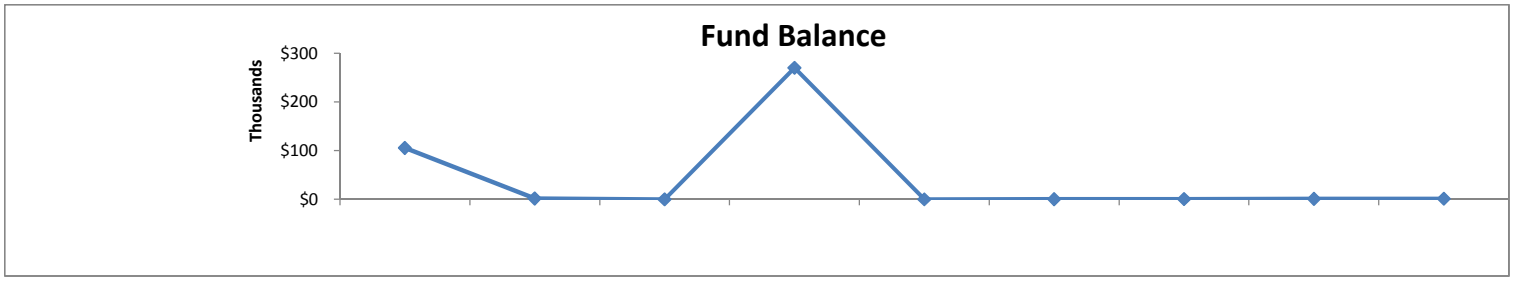
Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
City-Wide - Building & Grounds Expenditures										
23-216-54-00-5405	BUILD PROGRAM	6,000	8,945	-	-	-	-	-	-	-
23-216-54-00-5446	PROPERTY & BLDG MAINT SERVICES	37,824	40,202	34,500	125,000	125,000	30,000	30,000	30,000	30,000
23-216-56-00-5656	PROPERTY & BLDG MAINT SUPPLIES	5,971	8,913	15,000	35,000	35,000	35,000	35,000	35,000	35,000
23-216-99-00-9901	TRANSFER TO GENERAL	2,209	7,077	3,000	10,000	7,000	7,000	7,000	7,000	7,000
		52,004	**65,137**	**52,500**	**170,000**	**167,000**	**72,000**	**72,000**	**72,000**	**72,000**
City-Wide Capital Expenditures										
23-230-54-00-5402	BOND ISSUANCE COSTS	52,025	-	-	-	-	-	-	-	-
23-230-54-00-5405	BUILD PROGRAM	72,157	76,620	-	-	-	-	-		-
23-230-54-00-5406	RENEW PROGRAM	-	2,411	-	-	-	-	-	-	-
23-230-54-00-5465	ENGINEERING SERVICES	5,856	1,370	25,000	3,000	35,000	-	-	-	-
23-230-54-00-5489	LOSS ON INVESTMENT	120,631	-	-	-	-	-	-	-	-
23-230-54-00-5498	PAYING AGENT FEES	-	475	525	475	475	475	475	475	475
23-230-54-00-5499	BAD DEBT	1,087	739	1,200	1,200	1,200	1,200	1,200	1,200	1,200
23-230-60-00-6007	KENNEDY RD - AUTUMN CREEK	1,067,717	25,703	-	-	-	-	-	-	-
23-230-60-00-6008	BEECHER & CORNEILS ROAD	93,095	318,507	-	-	-	-	-	-	-
23-230-60-00-6009	WRIGLEY (RTE 47) EXPANSION	-	57,430	655,062	420,249	65,200	-	-	-	-
23-230-60-00-6011	PROPERTY ACQUISITION	-	-	-	160,000	-	-	-	-	-
23-230-60-00-6014	BLACKBERRY WOODS	-	11,999	-	162,017	-	-	-	-	-
23-230-60-00-6017	STAGECOACH CROSSING	-	-	-	58,596	-	-	-	-	-
23-230-60-00-6016	US 34 (CENTER / ELDAMAIN RD) PROJECT	-	-	-	-	151,300	151,300	151,400	-	-
23-230-60-00-6018	GREENBRIAR POND NATURALIZATION	18,769	12,632	4,000	8,467	4,672	5,000	5,000	5,000	5,000
23-230-60-00-6025	ROAD TO BETTER ROADS PROGRAM	405,718	509,430	950,000	698,975	400,000	400,000	275,000	275,000	300,000
23-230-60-00-6041	SIDEWALK CONSTRUCTION	8,065	3,598	12,500	5,000	7,500	7,500	7,500	7,500	7,500
23-230-60-00-6048	DOWNTOWN STREETSCAPE IMPROVEMENT	53,077	14,055	5,000	37,762	2,000	-	-	-	-
23-230-60-00-6058	ROUTE 71 (RTE 47 / ORCHARD RD) PROJECT	-	-	-	-	-	55,200	55,200	-	-
23-230-60-00-6059	US 34 (IL 47 / ORCHARD RD) PROJECT	-	-	92,846	-	94,600	94,600	94,600	-	-
23-230-60-00-6073	GAME FARM ROAD PROJECT	354,220	1,377,783	415,000	336,058	-	-	-	-	-
23-230-60-00-6075	RIVER ROAD BRIDGE PROJECT	-	152,183	-	-	-	-	-	-	-
23-230-60-00-6082	COUNTRYSIDE PKY IMPROVEMENTS	-	117,202	770,000	1,136,479	645,940	-	-	-	-
23-230-60-00-6084	CENTER & COUNTRYSIDE IMPROVEMENTS	-	-	-	-	522,000	-	-	-	-
23-230-60-00-6086	KENNEDY ROAD IMPROVEMENTS	-	-	-	-	601,500	-	-	-	-
23-230-60-00-6094	KENNEDY RD BIKE TRAIL	37,438	109,946	408,900	3,094	446,041	-	-	-	-
23-230-60-00-6095	SUNFLOWER ESTATES - DRAINAGE IMPROVEMENT	109,785	613	-	-	-	-	-	-	-

Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
2014A Bond										
23-230-78-00-8000	PRINCIPAL PAYMENT	-	135,000	185,000	185,000	190,000	190,000	195,000	200,000	200,000
23-230-78-00-8050	INTEREST PAYMENT	-	195,937	144,138	144,138	138,588	132,888	127,188	121,338	121,338
Kendall County Loan - River Road Bridge										
23-230-97-00-8000	PRINCIPAL PAYMENT	75,000	75,000	75,000	75,000	75,000	84,675	-	-	-
23-230-99-00-9915	TRANSFER TO MOTOR FUEL TAX	6,825	5,544	-	-	-	-	-	-	-
23-230-99-00-9951	TRANSFER TO WATER	-	-	-	-	71,510	71,281	114,990	113,881	113,881
		2,481,465	**3,204,177**	**3,744,171**	**3,435,510**	**3,452,526**	**1,194,119**	**1,027,553**	**724,394**	**749,394**
	Expenditures	**2,533,469**	**3,269,314**	**3,796,671**	**3,605,510**	**3,619,526**	**1,266,119**	**1,099,553**	**796,394**	**821,394**
	Surplus(Deficit)	**4,008,152**	**(1,680,799)**	**(1,973,009)**	**(1,945,406)**	**(913,761)**	**(144,741)**	**(68,212)**	**46,606**	**21,606**
	Fund Balance - CW Municipal Building	-	-	-	-	-	-	-	-	-
	Fund Balance - City-Wide Capital	***4,684,706***	***3,003,908***	***649,209***	***1,058,502***	***144,741***	-	***(68,212)***	***(21,606)***	-
	Fund Balance	**4,684,706**	**3,003,908**	**649,209**	**1,058,502**	**144,741**	-	**(68,212)**	**(21,606)**	-

Vehicle and Equipment Fund (25)

This fund was created in Fiscal Year 2014, consolidating the Police Capital, Public Works Capital and Park & Recreation Capital funds. This fund primarily derives its revenue from monies collected from building permits and development fees. The revenue is used to purchase vehicles and equipment for use in the operations of the Police, Public Works and Parks & Recreation Departments.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Licenses & Permits	59,700	89,150	26,000	100,000	73,500	73,500	73,500	73,500	73,500
Fines & Forfeits	9,181	11,374	10,200	7,700	7,700	7,700	7,700	7,700	7,700
Charges for Service	301,715	374,386	275,633	241,561	246,565	101,865	101,865	101,865	101,866
Investment Earnings	449	43	50	80	80	50	50	50	50
Reimbursements	97,771	-	-	-	-	-	-	-	-
Miscellaneous	2,193	4,627	2,000	5,200	2,000	2,000	2,000	2,000	2,000
Other Financing Sources	-	48,446	1,000	254,162	-	-	-	-	-
Total Revenue	**471,009**	**528,026**	**314,883**	**608,703**	**329,845**	**185,115**	**185,115**	**185,115**	**185,116**
Police Capital Expenditures									
Contractual Services	15,803	15,717	16,833	8,000	8,000	8,000	8,000	8,000	8,000
Capital Outlay	112,242	197,119	155,000	155,000	192,300	55,000	55,000	55,000	55,000
Sub-Total Expenditures	*128,045*	*212,836*	*171,833*	*163,000*	*200,300*	*63,000*	*63,000*	*63,000*	*63,000*
Public Works Capital Expenditures									
Contractual Services	31,608	35,611	1,750	1,750	1,750	1,750	1,750	1,750	1,750
Supplies	499	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Capital Outlay	163,750	184,891	45,000	45,000	52,400	45,000	45,000	45,000	45,000
Debt Service	70,816	70,815	70,815	70,815	70,815	70,815	70,815	70,815	70,816
Sub-Total Expenditures	*266,673*	*291,317*	*119,565*	*119,565*	*126,965*	*119,565*	*119,565*	*119,565*	*119,566*
Parks & Rec Capital Expenditures									
Contractual Services	4,303	1,225	-	1,772	-	-	-	-	-
Capital Outlay	111,937	124,165	54,000	53,908	270,441	-	-	-	-
Debt Service	2,219	2,219	2,219	2,219	2,219	2,219	2,219	2,219	2,218
Sub-Total Expenditures	*118,459*	*127,609*	*56,219*	*57,899*	*272,660*	*2,219*	*2,219*	*2,219*	*2,218*
Total Expenditures	**513,177**	**631,762**	**347,617**	**340,464**	**599,925**	**184,784**	**184,784**	**184,784**	**184,784**
Surplus (Deficit)	(42,168)	(103,736)	(32,734)	268,239	(270,080)	331	331	331	332
Police Capital Fund Balance	-	-	-	-	-	-	-	-	-
Public Works Capital Fund Balance	*(20,106)*	-	-	-	-	-	-	-	-
Parks & Rec Capital Fund Balance	*125,683*	*1,841*	-	*270,080*	-	*331*	*662*	*993*	*1,325*
Ending Fund Balance	**105,577**	**1,841**	**-**	**270,080**	**-**	**331**	**662**	**993**	**1,325**



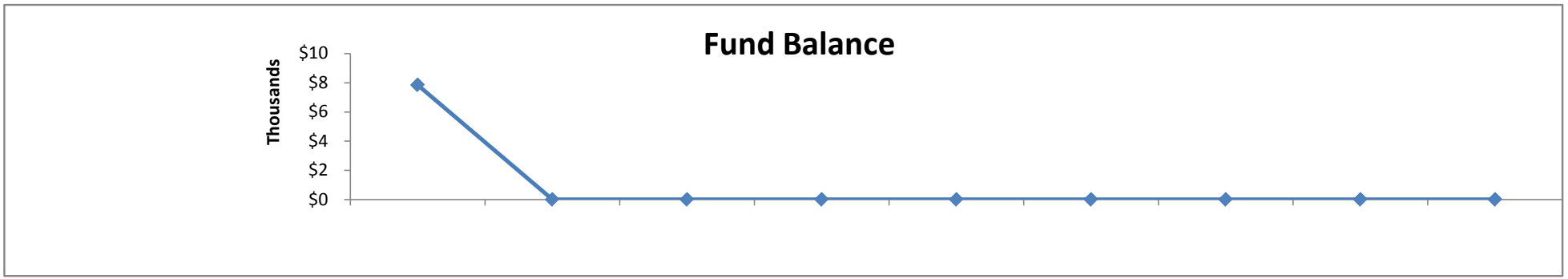
Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Vehicle & Equipment - 25										
25-000-42-00-4215	DEVELOPMENT FEES - POLICE CAPITAL	5,175	12,900	7,000	32,000	25,000	25,000	25,000	25,000	25,000
25-000-42-00-4216	BUILD PROGRAM PERMITS	42,920	43,410	-	-	-	-	-	-	-
25-000-42-00-4217	WEATHER WARNING SIREN FEES	-	-	-	-	-	-	-	-	-
25-000-42-00-4218	ENGINEERING CAPITAL FEE	1,300	3,250	3,000	8,000	6,000	6,000	6,000	6,000	6,000
25-000-42-00-4219	DEVELOPMENT FEES - PW CAPITAL	9,655	26,240	15,000	56,000	40,000	40,000	40,000	40,000	40,000
25-000-42-00-4220	DEVELOPMENT FEES - PARK CAPITAL	650	1,625	1,000	4,000	2,500	2,500	2,500	2,500	2,500
25-000-42-00-4224	RENEW PROGRAM PERMITS	-	1,725	-	-	-	-	-	-	-
25-000-43-00-4315	DUI FINES	5,545	10,803	7,000	7,000	7,000	7,000	7,000	7,000	7,000
25-000-43-00-4316	ELECTRONIC CITATION FEES	720	571	700	700	700	700	700	700	700
25-000-43-00-4340	SEIZED VEHICLE PROCEEDS	2,916	-	2,500	-	-	-	-	-	-
25-000-44-00-4418	MOWING INCOME	3,288	5,744	3,000	2,141	3,000	3,000	3,000	3,000	3,000
25-000-44-00-4420	POLICE CHARGEBACK	63,777	174,263	153,633	117,310	167,600	30,300	30,300	30,300	30,300
25-000-44-00-4421	PUBLIC WORKS CHARGEBACK	125,000	194,379	45,000	48,224	75,965	68,565	68,565	68,565	68,566
25-000-44-00-4427	PARKS & RECREATION CHARGEBACK	109,650	-	74,000	73,886	-	-	-	-	-
25-000-45-00-4522	INVESTMENT EARNINGS - PARK CAPITAL	312	43	50	80	80	50	50	50	50
25-000-45-00-4550	GAIN ON INVESTMENT	137	-	-	-	-	-	-	-	-
25-000-46-00-4692	REIMB - MISCELLANEOUS - PARK CAPITAL	97,771	-	-	-	-	-	-	-	-
25-000-48-00-4852	MISCELLANEOUS INCOME - POLICE CAPITAL	191	624	-	-	-	-	-	-	-
25-000-48-00-4854	MISCELLANEOUS INCOME - PW CAPITAL	2,002	3,929	2,000	5,200	2,000	2,000	2,000	2,000	2,000
25-000-48-00-4855	MISCELLANEOUS INCOME - PARK CAPITAL	-	74	-	-	-	-	-	-	-
25-000-49-00-4920	SALE OF CAPITAL ASSETS - POLICE CAPITAL	-	3,475	1,000	5,990	-	-	-	-	-
25-000-49-00-4921	SALE OF CAPITAL ASSETS - PW CAPITAL	-	44,171	-	-	-	-	-	-	-
25-000-49-00-4922	SALE OF CAPITAL ASSETS - PARK CAPITAL	-	800	-	248,172	-	-	-	-	-
	Revenue	**471,009**	**528,026**	**314,883**	**608,703**	**329,845**	**185,115**	**185,115**	**185,115**	**185,116**
Police Capital										
25-205-54-00-5405	BUILD PROGRAM	10,350	9,750	-	-	-	-	-	-	-
25-205-54-00-5406	RENEW PROGRAM	-	450	-	-	-	-	-	-	-
25-205-54-00-5462	PROFESSIONAL SERVICES	1,166	-	833	-	-	-	-	-	-
25-205-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	4,287	5,517	16,000	8,000	8,000	8,000	8,000	8,000	8,000
25-205-60-00-6060	EQUIPMENT	32,865	2,369	-	-	27,300	-	-	-	-
25-205-60-00-6070	VEHICLES	79,377	194,750	155,000	155,000	165,000	55,000	55,000	55,000	55,000
		128,045	**212,836**	**171,833**	**163,000**	**200,300**	**63,000**	**63,000**	**63,000**	**63,000**

Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Public Works Capital										
25-215-54-00-5405	BUILD PROGRAM	31,020	32,510	-	-	-	-	-	-	-
25-215-54-00-5406	RENEW PROGRAM	-	1,200	-	-	-	-	-	-	-
25-215-54-00-5448	FILING FEES	588	1,901	1,750	1,750	1,750	1,750	1,750	1,750	1,750
25-215-56-00-5620	OPERATING SUPPLIES	499	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000
25-215-60-00-6060	EQUIPMENT	163,750	15,084	-	-	7,400	-	-	-	-
25-215-60-00-6070	VEHICLES	-	169,807	45,000	45,000	45,000	45,000	45,000	45,000	45,000
185 Wolf Street Building										
25-215-92-00-8000	PRINCIPAL PAYMENT	37,924	39,638	41,430	41,430	43,303	45,261	47,307	49,446	51,682
25-215-92-00-8050	INTEREST PAYMENT	32,892	31,177	29,385	29,385	27,512	25,554	23,508	21,369	19,134
		266,673	**291,317**	**119,565**	**119,565**	**126,965**	**119,565**	**119,565**	**119,565**	**119,566**
Parks & Recreation Capital										
25-225-54-00-5405	BUILD PROGRAM	1,550	1,150	-	-	-	-	-	-	-
25-225-54-00-5406	RENEW PROGRAM	-	75	-	-	-	-	-	-	-
25-225-54-00-5462	PROFESSIONAL SERVICES	-	-	-	1,772	-	-	-	-	-
25-225-54-00-5489	LOSS ON INVESTMENT	2,753	-	-	-	-	-	-	-	-
25-225-60-00-6020	BUILDINGS & STRUCTURES	-	-	-	-	250,441	-	-	-	-
25-225-60-00-6060	EQUIPMENT	33,731	78,936	54,000	53,908	-	-	-	-	-
25-225-60-00-6065	BRIDGE PARK	78,206	-	-	-	-	-	-	-	-
25-225-60-00-6068	TRAIL IMPROVEMENTS	-	20,347	-	-	-	-	-	-	-
25-225-60-00-6070	VEHICLES	-	24,882	-	-	20,000	-	-	-	-
185 Wolf Street Building										
25-225-92-00-8000	PRINCIPAL PAYMENT	1,188	1,242	1,298	1,298	1,357	1,418	1,482	1,549	1,619
25-225-92-00-8050	INTEREST PAYMENT	1,031	977	921	921	862	801	737	670	599
		118,459	**127,609**	**56,219**	**57,899**	**272,660**	**2,219**	**2,219**	**2,219**	**2,218**
	Expenditures	**513,177**	**631,762**	**347,617**	**340,464**	**599,925**	**184,784**	**184,784**	**184,784**	**184,784**
	Surplus(Deficit)	**(42,168)**	**(103,736)**	**(32,734)**	**268,239**	**(270,080)**	**331**	**331**	**331**	**332**
	Fund Balance - Police Capital	-	-	-	-	-	-	-	-	-
	Fund Balance - Public Works Capital	***(20,106)***	-	-	-	-	-	-	-	-
	Fund Balance - Parks & Rec Capital	***125,683***	***1,841***	-	***270,080***	-	***331***	***662***	***993***	***1,325***
	Fund Balance	**105,577**	**1,841**	-	**270,080**	-	**331**	**662**	**993**	**1,325**

Debt Service Fund (42)

The Debt Service Fund accumulates monies for payment of the 2014B bonds, which refinanced the 2005A bonds. The 2005A bonds were originally issued to finance road improvement projects.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Taxes	327,984	164,852	47,497	47,070	-	-	-	-	-
Licenses & Permits	7,418	14,281	5,000	5,250	5,000	5,000	5,000	5,000	5,000
Investment Earnings	5	11	-	-	-	-	-	-	-
Other Financing Sources	2,369,891	127,243	268,178	268,305	315,225	319,725	319,025	318,225	318,225
Total Revenue	**2,705,298**	**306,387**	**320,675**	**320,625**	**320,225**	**324,725**	**324,025**	**323,225**	**323,225**
Expenditures									
Contractual Services	39,617	3,979	525	475	475	475	475	475	475
Debt Service	304,042	310,250	320,150	320,150	319,750	324,250	323,550	322,750	322,750
Other Financing Uses	2,359,115	-	-	-	-	-	-	-	-
Total Expenditures	**2,702,774**	**314,229**	**320,675**	**320,625**	**320,225**	**324,725**	**324,025**	**323,225**	**323,225**
Surplus (Deficit)	2,524	(7,842)	-	-	-	-	-	-	-
Ending Fund Balance	**7,842**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

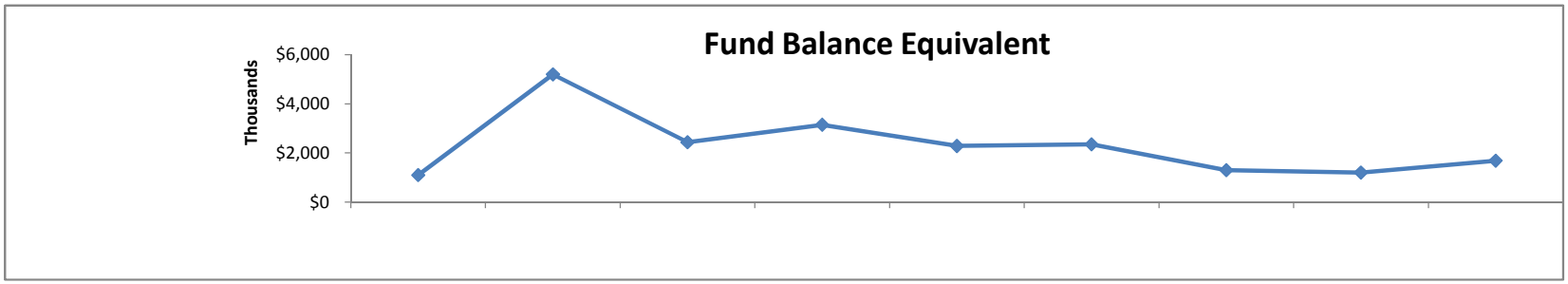


Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Debt Service - 42										
42-000-40-00-4000	PROPERTY TAXES - 2014B BOND	327,984	164,852	47,497	47,070	-	-	-	-	-
42-000-42-00-4208	RECAPTURE FEES - WATER & SEWER	1,696	10,777	5,000	5,250	5,000	5,000	5,000	5,000	5,000
42-000-42-00-4216	BUILD PROGRAM PERMITS	5,722	3,466	-	-	-	-	-	-	-
42-000-42-00-4224	RENEW PROGRAM	-	38	-	-	-	-	-	-	-
42-000-45-00-4500	INVESTMENT EARNINGS	5	11	-	-	-	-	-	-	-
42-000-49-00-4901	TRANSFER FROM GENERAL	-	127,243	268,178	268,305	315,225	319,725	319,025	318,225	318,225
42-000-49-00-4902	BOND ISSUANCE	2,300,000	-	-	-	-	-	-	-	-
42-000-49-00-4903	PREMIUM ON BOND ISSUANCE	69,891	-	-	-	-	-	-	-	-
	Revenue	**2,705,298**	**306,387**	**320,675**	**320,625**	**320,225**	**324,725**	**324,025**	**323,225**	**323,225**
42-420-54-00-5402	BOND ISSUANCE COSTS	33,306	-	-	-	-	-	-	-	-
42-420-54-00-5405	BUILD PROGRAM	5,722	3,466	-	-	-	-	-	-	-
42-420-54-00-5406	RENEW PROGRAM	-	38	-	-	-	-	-	-	-
42-420-54-00-5498	PAYING AGENT FEES	589	475	525	475	475	475	475	475	475
2014B Refunding Bond										
42-420-79-00-8000	PRINCIPAL PAYMENT	-	255,000	270,000	270,000	275,000	285,000	290,000	295,000	295,000
42-420-79-00-8050	INTEREST PAYMENT	22,253	55,250	50,150	50,150	44,750	39,250	33,550	27,750	27,750
2005A Bond										
42-420-82-00-8000	PRINCIPAL PAYMENT	225,000	-	-	-	-	-	-	-	-
42-420-82-00-8050	INTEREST PAYMENT	56,789	-	-	-	-	-	-	-	-
42-420-99-00-9960	PAYMENT TO ESCROW AGENT	2,359,115	-	-	-	-	-	-	-	-
	Expenditures	**2,702,774**	**314,229**	**320,675**	**320,625**	**320,225**	**324,725**	**324,025**	**323,225**	**323,225**
	Surplus(Deficit)	**2,524**	**(7,842)**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	Fund Balance	**7,842**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Water Fund (51)

The Water Fund is an enterprise fund which is comprised of both a capital and operational budget. The capital portion is used for the improvement and expansion of water infrastructure, while the operational side is used to service and maintain City water systems.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Taxes	5,210	-	-	-	-	-	-	-	-
Licenses & Permits	112,323	162,468	-	-	-	-	-	-	-
Charges for Service	2,513,791	3,461,906	3,661,400	3,981,000	4,088,800	4,118,800	4,273,990	4,436,940	4,608,036
Investment Earnings	2,034	5,492	1,000	8,500	5,000	5,000	5,000	2,500	2,500
Reimbursements	3,970	4,605	-	25,606	-	-	-	-	-
Miscellaneous	57,775	57,261	57,433	57,833	58,582	59,754	60,949	62,168	63,411
Other Financing Sources	1,373,687	4,369,998	75,075	6,324,098	145,385	148,956	188,865	189,006	189,006
Total Revenue	**4,068,790**	**8,061,730**	**3,794,908**	**10,397,037**	**4,297,767**	**4,332,510**	**4,528,804**	**4,690,614**	**4,862,953**
Expenses									
Salaries	354,098	376,019	416,844	399,044	430,549	442,211	454,223	466,596	479,340
Benefits	211,030	218,947	252,493	246,721	266,965	284,540	304,039	324,975	347,406
Contractual Services	609,139	887,201	607,087	637,753	886,366	905,829	926,362	762,437	770,298
Supplies	245,704	266,102	297,660	313,350	323,013	333,817	345,191	357,166	369,773
Capital Outlay	474,916	1,069,736	3,606,668	3,344,368	807,937	767,944	1,189,144	570,544	602,544
Debt Service	1,168,385	1,147,429	1,450,677	1,312,493	1,344,749	1,532,837	2,361,500	2,305,935	1,811,935
Other Financing Uses	1,256,453	-	-	6,193,291	1,098,924	-	-	-	-
Total Expenses	**4,319,725**	**3,965,434**	**6,631,429**	**12,447,020**	**5,158,503**	**4,267,178**	**5,580,459**	**4,787,653**	**4,381,296**
Surplus (Deficit)	(250,935)	4,096,296	(2,836,521)	(2,049,983)	(860,736)	65,332	(1,051,655)	(97,040)	481,657
Ending Fund Balance Equivalent	**1,099,988**	**5,196,289**	**2,434,477**	**3,146,306**	**2,285,570**	**2,350,902**	**1,299,247**	**1,202,208**	**1,683,865**
	25.46%	*131.04%*	*36.71%*	*25.28%*	*44.31%*	*55.09%*	*23.28%*	*25.11%*	*38.43%*



Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Water - 51										
51-000-40-00-4000	PROPERTY TAXES - 2007A BOND	5,210	-	-	-	-	-	-	-	-
51-000-42-00-4216	BUILD PROGRAM PERMITS	112,323	162,468	-	-	-	-	-	-	-
51-000-44-00-4424	WATER SALES	2,019,810	2,463,058	2,783,000	2,986,000	2,956,000	3,103,800	3,258,990	3,421,940	3,593,036
51-000-44-00-4425	BULK WATER SALES	29,590	(6,660)	500	5,000	5,000	5,000	5,000	5,000	5,000
51-000-44-00-4426	LATE PENALTIES - WATER	91,488	101,208	90,000	105,000	105,000	105,000	105,000	105,000	105,000
51-000-44-00-4430	WATER METER SALES	15,782	38,102	35,000	60,000	50,000	50,000	50,000	50,000	50,000
51-000-44-00-4440	WATER INFRASTRUCTURE FEE	343,961	717,028	702,900	725,000	725,000	725,000	725,000	725,000	725,000
51-000-44-00-4450	WATER CONNECTION FEES	13,160	149,170	50,000	100,000	247,800	130,000	130,000	130,000	130,000
51-000-45-00-4500	INVESTMENT EARNINGS	1,236	5,492	1,000	8,500	5,000	5,000	5,000	2,500	2,500
51-000-45-00-4550	GAIN ON INVESTMENT	798	-	-	-	-	-	-	-	-
51-000-46-00-4690	REIMB - MISCELLANEOUS	3,970	4,605	-	25,606	-	-	-	-	-
51-000-48-00-4820	RENTAL INCOME	55,560	56,888	57,433	57,433	58,582	59,754	60,949	62,168	63,411
51-000-48-00-4850	MISCELLANEOUS INCOME	2,215	373	-	400	-	-	-	-	-
51-000-49-00-4900	BOND PROCEEDS	-	4,100,000	-	-	-	-	-	-	-
51-000-49-00-4902	BOND ISSUANCE	1,263,500	-	-	5,800,000	-	-	-	-	-
51-000-49-00-4903	PREMIUM ON BOND ISSUANCE	26,599	193,723	-	449,023	-	-	-	-	-
51-000-49-00-4923	TRANSFER FROM CITY-WIDE CAPITAL	-	-	-	-	71,510	71,281	114,990	113,881	113,881
51-000-49-00-4952	TRANSFER FROM SEWER	83,588	76,275	75,075	75,075	73,875	77,675	73,875	75,125	75,125
	Revenue	**4,068,790**	**8,061,730**	**3,794,908**	**10,397,037**	**4,297,767**	**4,332,510**	**4,528,804**	**4,690,614**	**4,862,953**
Water Operations										
51-510-50-00-5010	SALARIES & WAGES	343,733	365,077	375,044	375,044	388,749	400,411	412,423	424,796	437,540
51-510-50-00-5015	PART-TIME SALARIES	2,808	3,611	29,800	12,000	29,800	29,800	29,800	29,800	29,800
51-510-50-00-5020	OVERTIME	7,557	7,331	12,000	12,000	12,000	12,000	12,000	12,000	12,000
51-510-52-00-5212	RETIREMENT PLAN CONTRIBUTION	39,878	40,267	41,801	41,801	43,749	46,190	49,445	52,940	56,642
51-510-52-00-5214	FICA CONTRIBUTION	25,689	27,354	30,854	30,854	31,730	32,682	33,662	34,672	35,712
51-510-52-00-5216	GROUP HEALTH INSURANCE	113,371	113,806	139,623	134,688	148,964	160,881	173,751	187,651	202,663
51-510-52-00-5222	GROUP LIFE INSURANCE	701	777	705	705	705	712	719	726	733
51-510-52-00-5223	DENTAL INSURANCE	7,130	8,712	9,757	9,148	9,605	10,085	10,589	11,118	11,674
51-510-52-00-5224	VISION INSURANCE	793	1,131	1,131	1,131	1,165	1,200	1,236	1,273	1,311
51-510-52-00-5230	UNEMPLOYMENT INSURANCE	716	1,785	2,000	991	2,000	2,000	2,000	2,000	2,000
51-510-52-00-5231	LIABILITY INSURANCE	22,752	25,115	26,622	27,403	29,047	30,790	32,637	34,595	36,671
51-510-54-00-5401	ADMINISTRATIVE CHARGEBACK	-	-	-	-	108,154	111,399	114,741	118,183	121,728
51-510-54-00-5402	BOND ISSUANCE COSTS	24,378	40,456	-	55,732	-	-	-	-	-
51-510-54-00-5405	BUILD PROGRAM	112,323	162,468	-	-	-	-	-	-	-
51-510-54-00-5412	TRAINING & CONFERENCES	2,305	3,072	6,500	4,500	6,500	6,500	6,500	6,500	6,500

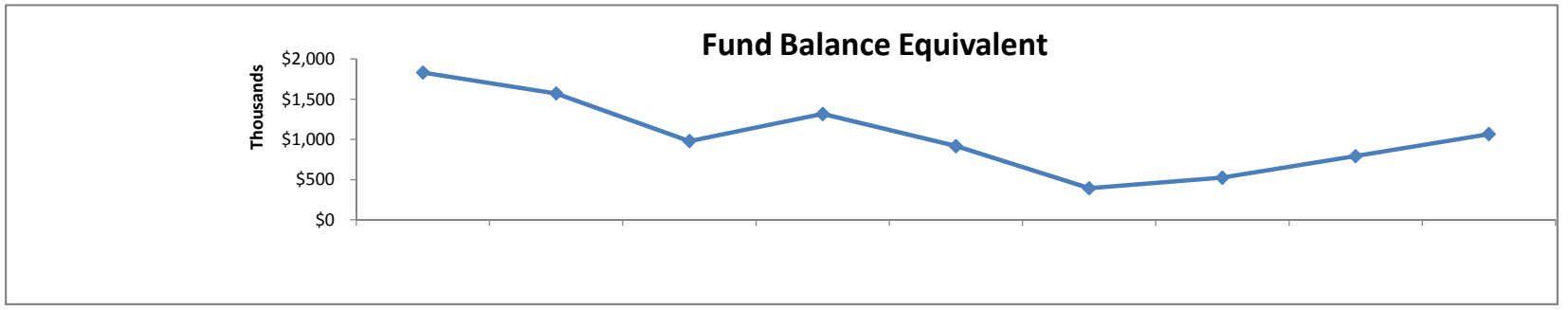
Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
51-510-54-00-5415	TRAVEL & LODGING	942	1,193	1,600	1,200	1,600	1,600	1,600	1,600	1,600
51-510-54-00-5426	PUBLISHING & ADVERTISING	148	211	1,000	605	1,000	1,000	1,000	1,000	1,000
51-510-54-00-5429	WATER SAMPLES	9,823	6,842	14,000	8,000	12,000	12,000	12,000	12,000	12,000
51-510-54-00-5430	PRINTING & DUPLICATING	112	2,679	3,300	2,500	3,000	3,000	3,000	3,000	3,000
51-510-54-00-5440	TELECOMMUNICATIONS	20,221	24,715	24,500	29,000	30,000	30,000	30,000	30,000	30,000
51-510-54-00-5445	TREATMENT FACILITY SERVICES	108,905	113,208	112,000	120,000	120,000	120,000	120,000	120,000	120,000
51-510-54-00-5448	FILING FEES	4,253	3,753	6,500	3,500	5,000	5,000	5,000	5,000	5,000
51-510-54-00-5452	POSTAGE & SHIPPING	17,953	18,206	19,000	19,000	19,000	19,000	19,000	19,000	19,000
51-510-54-00-5460	DUES & SUBSCRIPTIONS	978	1,080	1,600	1,000	1,600	1,600	1,600	1,600	1,600
51-510-54-00-5462	PROFESSIONAL SERVICES	20,343	47,595	21,500	42,000	45,000	45,000	45,000	45,000	45,000
51-510-54-00-5465	ENGINEERING SERVICES	-	187,840	62,160	46,997	200,000	200,000	200,000	15,000	-
51-510-54-00-5466	LEGAL SERVICES	-	-	2,000	-	2,000	2,000	2,000	2,000	2,000
51-510-54-00-5480	UTILITIES	245,641	239,114	280,132	255,000	270,300	286,518	303,709	321,932	341,248
51-510-54-00-5483	JULIE SERVICES	4,570	4,300	5,000	5,000	6,500	6,500	6,500	6,500	6,500
51-510-54-00-5485	RENTAL & LEASE PURCHASE	504	464	1,000	424	750	750	750	750	750
51-510-54-00-5488	OFFICE CLEANING	-	-	-	-	4,167	4,167	4,167	4,167	4,167
51-510-54-00-5489	LOSS ON INVESTMENT	16,036	-	-	-	-	-	-	-	-
51-510-54-00-5490	VEHICLE MAINTENANCE SERVICES	7,077	14,551	15,000	15,000	15,000	15,000	15,000	15,000	15,000
51-510-54-00-5495	OUTSIDE REPAIR & MAINTENCE	3,380	6,994	19,000	19,000	25,000	25,000	25,000	25,000	25,000
51-510-54-00-5498	PAYING AGENT FEES	2,354	2,241	2,295	2,295	2,295	2,295	2,295	1,705	1,705
51-510-54-00-5499	BAD DEBT	6,893	6,219	9,000	7,000	7,500	7,500	7,500	7,500	7,500
51-510-56-00-5600	WEARING APPAREL	3,434	5,194	4,410	4,000	4,200	4,410	4,631	4,863	5,106
51-510-56-00-5620	OPERATING SUPPLIES	12,352	5,993	16,750	12,000	15,000	15,000	15,000	15,000	15,000
51-510-56-00-5628	VEHICLE MAINTENANCE SUPPLIES	2,314	1,082	10,000	4,000	5,000	5,000	5,000	5,000	5,000
51-510-56-00-5630	SMALL TOOLS & EQUIPMENT	1,921	1,144	2,000	2,100	2,000	2,000	2,000	2,000	2,000
51-510-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	1,616	641	2,000	1,500	2,000	2,000	2,000	2,000	2,000
51-510-56-00-5638	TREATMENT FACILITY SUPPLIES	146,540	151,829	173,250	173,250	181,913	191,009	200,559	210,587	221,116
51-510-56-00-5640	REPAIR & MAINTENANCE	20,263	12,970	15,000	20,000	20,000	20,000	20,000	20,000	20,000
51-510-56-00-5664	METERS & PARTS	32,520	72,039	46,000	75,000	70,000	70,000	70,000	70,000	70,000
51-510-56-00-5665	JULIE SUPPLIES	1,788	1,272	1,500	1,500	1,500	1,500	1,500	1,500	1,500
51-510-56-00-5695	GASOLINE	22,956	13,938	26,750	20,000	21,400	22,898	24,501	26,216	28,051
51-510-60-00-6022	WELL REHABILITATIONS	-	128,876	124,000	183,119	203,000	-	148,000	-	-
51-510-60-00-6025	ROAD TO BETTER ROADS PROGRAM	277,372	259,341	250,000	292,338	250,000	250,000	250,000	250,000	250,000
51-510-60-00-6059	US 34 (IL 47 / ORCHARD RD) PROJECT	-	-	22,124	-	10,000	10,000	10,000	-	-
51-510-60-00-6060	EQUIPMENT	-	-	5,000	3,248	10,000	5,000	355,000	5,000	5,000
51-510-60-00-6066	RTE 71 WATERMAIN REPLACEMENT	-	15,955	5,000	33,681	14,580	302,400	75,600	-	-
51-510-60-00-6070	VEHICLES	-	-	63,000	58,075	-	-	-	-	-
51-510-60-00-6079	ROUTE 47 EXPANSION	197,544	197,544	197,544	197,544	197,544	197,544	197,544	197,544	197,544

Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
51-510-60-00-6081	CATION EXCHANGE MEDIA REPLACEMENT	-	-	-	-	-	3,000	153,000	118,000	150,000
51-510-60-00-6082	COUNTRYSIDE PKY IMPROVEMENTS	-	468,020	2,940,000	2,576,363	122,813	-	-	-	-
2015A Bond										
51-510-77-00-8000	PRINCIPAL PAYMENT	-	-	73,540	73,540	113,987	117,664	290,483	297,837	297,837
51-510-77-00-8050	INTEREST PAYMENT	-	-	229,137	229,137	161,053	156,493	151,787	140,167	140,167
Debt Service - 2007A Bond										
51-510-83-00-8000	PRINCIPAL PAYMENT	15,000	15,000	15,000	15,000	-	-	-	-	-
51-510-83-00-8050	INTEREST PAYMENT	122,423	121,793	121,163	60,582	-	-	-	-	-
Debt Service - 2016 Refunding Bond										
51-510-85-00-8000	PRINCIPAL PAYMENT	-	-	-	-	430,000	470,000	1,470,000	1,475,000	1,040,000
51-510-85-00-8050	INTEREST PAYMENT	-	-	-	-	249,629	195,250	176,450	117,650	58,650
Debt Service - 2003 Debt Certificates										
51-510-86-00-8000	PRINCIPAL PAYMENT	100,000	100,000	100,000	100,000	100,000	300,000	-	-	-
51-510-86-00-8050	INTEREST EXPENSE	29,350	25,450	21,450	21,450	17,300	13,050	-	-	-
Debt Service - 2006A Refunding Debt Certificates										
51-510-87-00-8000	PRINCIPAL PAYMENT	420,000	435,000	460,000	460,000	-	-	-	-	-
51-510-87-00-8050	INTEREST EXPENSE	189,406	172,606	155,206	77,603	-	-	-	-	-
Debt Service - 2005C Bond										
51-510-88-00-8000	PRINCIPAL PAYMENT	100,000	-	-	-	-	-	-	-	-
51-510-88-00-8050	INTEREST EXPENSE	54,065	-	-	-	-	-	-	-	-
Debt Service - IEPA Loan L17-156300										
51-510-89-00-8000	PRINCIPAL PAYMENT	92,224	94,544	96,923	96,923	99,361	101,860	104,423	107,050	107,050
51-510-89-00-8050	INTEREST EXPENSE	32,806	30,486	28,108	28,108	25,669	23,170	20,607	17,981	17,981
Debt Service - 2014C Refunding Bond										
51-510-94-00-8000	PRINCIPAL PAYMENT	-	120,000	120,000	120,000	120,000	130,000	125,000	130,000	130,000
51-510-94-00-8050	INTEREST PAYMENT	13,111	32,550	30,150	30,150	27,750	25,350	22,750	20,250	20,250
51-510-99-00-9923	TRANSFER TO CITY-WIDE CAPITAL	-	-	-	-	1,098,924	-	-	-	-
51-510-99-00-9960	PAYMENT TO ESCROW AGENT	1,256,453	-	-	6,193,291	-	-	-	-	-
	Expenses	**4,319,725**	**3,965,434**	**6,631,429**	**12,447,020**	**5,158,503**	**4,267,178**	**5,580,459**	**4,787,653**	**4,381,296**
	Surplus(Deficit)	**(250,935)**	**4,096,296**	**(2,836,521)**	**(2,049,983)**	**(860,736)**	**65,332**	**(1,051,655)**	**(97,040)**	**481,657**
	Fund Balance Equiv	**1,099,988**	**5,196,289**	**2,434,477**	**3,146,306**	**2,285,570**	**2,350,902**	**1,299,247**	**1,202,208**	**1,683,865**
		25.46%	*131.04%*	*36.71%*	*25.28%*	*44.31%*	*55.09%*	*23.28%*	*25.11%*	*38.43%*

Sewer Fund (52)

The Sewer Fund is an enterprise fund which is comprised of both a capital and operational budget. The capital portion is used for improvement and expansion of the sanitary sewer infrastructure while the operational side allows the City to service and maintain sanitary sewer systems.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Licenses & Permits	35,000	77,350	-	-	-	-	-	-	-
Charges for Service	1,151,713	1,312,456	1,199,942	1,258,600	1,266,026	1,292,597	1,319,870	1,347,961	1,376,895
Investment Earnings	9,176	1,193	1,000	2,250	1,250	1,250	1,250	1,250	1,250
Reimbursements	2,360	1,264	200,000	208,125	200,000	200,000	200,000	200,000	200,000
Other Financing Sources	1,243,972	1,134,654	1,134,052	1,134,052	1,137,166	1,133,782	1,134,114	1,137,948	1,137,948
Total Revenue	**2,442,221**	**2,526,917**	**2,534,994**	**2,603,027**	**2,604,442**	**2,627,629**	**2,655,234**	**2,687,159**	**2,716,093**
Expenses									
Salaries	187,301	205,371	216,289	215,289	223,555	230,202	237,048	244,099	251,362
Benefits	92,443	104,560	110,254	109,361	115,847	123,162	131,358	140,148	149,547
Contractual Services	164,251	177,716	119,463	82,230	152,882	135,386	138,005	140,155	143,022
Supplies	38,300	38,924	84,206	45,471	54,908	56,571	58,348	60,245	62,271
Capital Outlay	808,520	284,509	460,282	431,916	472,435	611,575	504,655	459,015	459,015
Developer Commitments	62,922	32,890	33,872	33,872	34,888	35,939	28,204	-	-
Debt Service	2,054,461	1,865,399	1,865,857	1,865,857	1,877,110	1,880,265	1,352,307	1,300,798	1,300,798
Other Financing Uses	83,588	76,275	75,075	75,075	73,875	77,675	73,875	75,125	75,125
Total Expenses	**3,491,786**	**2,785,644**	**2,965,298**	**2,859,071**	**3,005,500**	**3,150,775**	**2,523,800**	**2,419,585**	**2,441,140**
Surplus (Deficit)	(1,049,565)	(258,727)	(430,304)	(256,044)	(401,058)	(523,146)	131,434	267,574	274,953
Ending Fund Balance Equivalent	**1,829,603**	**1,570,874**	**977,023**	**1,314,830**	**913,772**	**390,626**	**522,060**	**789,634**	**1,064,587**
	52.40%	*56.39%*	*32.95%*	*45.99%*	*30.40%*	*12.40%*	*20.69%*	*32.64%*	*43.61%*



Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Sewer - 52										
52-000-42-00-4216	BUILD PROGRAM PERMITS	35,000	76,600	-	-	-	-	-	-	-
52-000-42-00-4224	RENEW PROGRAM PERMITS	-	750	-	-	-	-	-	-	-
52-000-44-00-4435	SEWER MAINTENANCE FEES	790,556	821,802	837,942	862,000	882,526	909,097	936,370	964,461	993,395
52-000-44-00-4440	SEWER INFRASTRUCTURE FEE	341,199	345,416	340,000	352,000	345,000	345,000	345,000	345,000	345,000
52-000-44-00-4455	SW CONNECTION FEES - OPERATIONS	600	15,200	2,000	18,500	15,000	15,000	15,000	15,000	15,000
52-000-44-00-4456	SW CONNECTION FEES - CAPITAL	5,400	114,750	7,000	11,500	10,000	10,000	10,000	10,000	10,000
52-000-44-00-4462	LATE PENALTIES - SEWER	13,634	13,740	13,000	13,500	13,500	13,500	13,500	13,500	13,500
52-000-44-00-4465	RIVER CROSSING FEES	324	1,548	-	1,100	-	-	-	-	-
52-000-45-00-4500	INVESTMENT EARNINGS	5,427	1,193	1,000	2,250	1,250	1,250	1,250	1,250	1,250
52-000-45-00-4550	GAIN ON INVESTMENT	3,749	-	-	-	-	-	-	-	-
52-000-46-00-4625	REIMB - I & I REDUCTIONS	-	-	200,000	200,000	200,000	200,000	200,000	200,000	200,000
52-000-46-00-4690	REIMB - MISCELLANEOUS	2,360	1,264	-	8,125	-	-	-	-	-
52-000-49-00-4901	TRANSFER FROM GENERAL	1,133,972	1,134,654	1,134,052	1,134,052	1,137,166	1,133,782	1,134,114	1,137,948	1,137,948
52-000-49-00-4910	SALE OF CAPITAL ASSETS	110,000	-	-	-	-	-	-	-	-
	Revenue	**2,442,221**	**2,526,917**	**2,534,994**	**2,603,027**	**2,604,442**	**2,627,629**	**2,655,234**	**2,687,159**	**2,716,093**
Sewer Operations										
52-520-50-00-5010	SALARIES & WAGES	187,220	205,240	214,289	214,289	221,555	228,202	235,048	242,099	249,362
52-520-50-00-5020	OVERTIME	81	131	2,000	1,000	2,000	2,000	2,000	2,000	2,000
52-520-52-00-5212	RETIREMENT PLAN CONTRIBUTION	21,410	22,403	23,359	23,359	24,405	25,783	27,616	29,585	31,672
52-520-52-00-5214	FICA CONTRIBUTION	14,093	15,474	16,175	16,175	16,613	17,111	17,624	18,153	18,698
52-520-52-00-5216	GROUP HEALTH INSURANCE	40,589	48,364	51,144	51,144	54,530	58,892	63,603	68,691	74,186
52-520-52-00-5222	GROUP LIFE INSURANCE	328	409	371	371	371	375	379	383	387
52-520-52-00-5223	DENTAL INSURANCE	3,215	4,159	4,658	4,370	4,585	4,814	5,055	5,308	5,573
52-520-52-00-5224	VISION INSURANCE	407	552	552	552	568	585	603	621	640
52-520-52-00-5230	UNEMPLOYMENT INSURANCE	376	941	1,000	395	1,000	1,000	1,000	1,000	1,000
52-520-52-00-5231	LIABILITY INSURANCE	12,025	12,258	12,995	12,995	13,775	14,602	15,478	16,407	17,391
52-520-54-00-5401	ADMINISTRATIVE CHARGEBACK	-	-	-	-	38,925	40,093	41,296	42,535	43,811
52-520-54-00-5405	BUILD PROGRAM	35,000	76,600	-	-	-	-	-	-	-
52-520-54-00-5406	RENEW PROGRAM	-	750	-	-	-	-	-	-	-
52-520-54-00-5412	TRAINING & CONFERENCES	1,504	1,515	3,300	2,500	3,300	3,300	3,300	3,300	3,300
52-520-54-00-5415	TRAVEL & LODGING	240	1,232	500	2,000	2,000	2,000	2,000	2,000	2,000
52-520-54-00-5430	PRINTING & DUPLICATING	30	1,265	1,700	1,250	1,500	1,500	1,500	1,500	1,500
52-520-54-00-5440	TELECOMMUNICATIONS	1,895	2,398	2,500	2,500	2,500	2,500	2,500	2,500	2,500
52-520-54-00-5444	LIFT STATION SERVICES	8,589	5,898	37,433	8,000	30,000	10,000	10,000	10,000	10,000
52-520-54-00-5462	PROFESSIONAL SERVICES	6,861	8,615	8,000	15,000	16,000	16,000	16,000	16,000	16,000

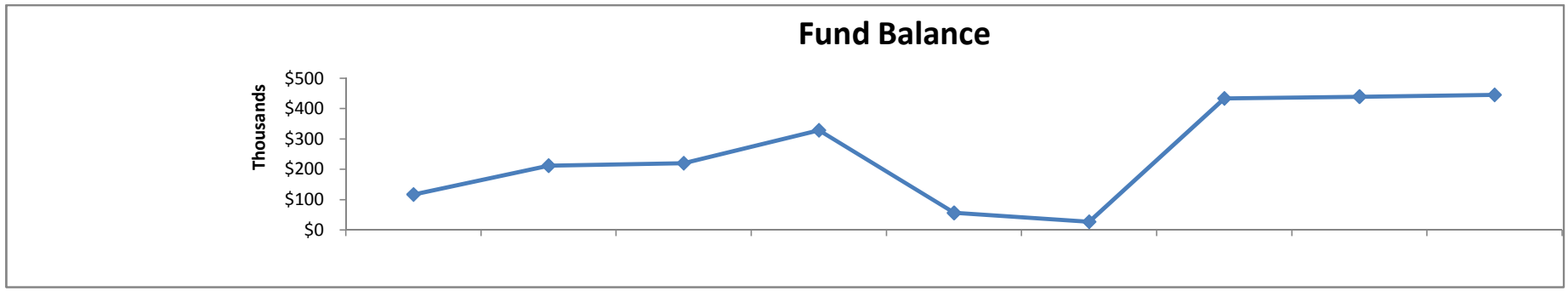
Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
52-520-54-00-5480	UTILITIES	20,258	19,100	31,800	21,000	22,260	23,596	25,012	26,513	28,104
52-520-54-00-5485	RENTAL & LEASE PURCHASE	504	766	1,000	750	1,000	1,000	1,000	1,000	1,000
52-520-54-00-5488	OFFICE CLEANING	-	-	-	-	4,167	4,167	4,167	4,167	4,167
52-520-54-00-5489	LOSS ON INVESTMENT	75,369	-	-	-	-	-	-	-	-
52-520-54-00-5490	VEHICLE MAINTENANCE SERVICES	4,447	5,437	12,000	8,000	10,000	10,000	10,000	10,000	10,000
52-520-54-00-5495	OUTSIDE REPAIR & MAINTENCE	6,512	51,366	16,000	16,000	16,000	16,000	16,000	16,000	16,000
52-520-54-00-5498	PAYING AGENT FEES	1,277	1,277	2,980	2,980	2,980	2,980	2,980	2,390	2,390
52-520-54-00-5499	BAD DEBT	1,765	1,497	2,250	2,250	2,250	2,250	2,250	2,250	2,250
52-520-56-00-5600	WEARING APPAREL	2,585	3,441	2,756	3,150	3,308	3,473	3,647	3,829	4,020
52-520-56-00-5610	OFFICE SUPPLIES	517	569	2,000	750	1,000	1,000	1,000	1,000	1,000
52-520-56-00-5613	LIFT STATION MAINTENANCE	5,012	5,584	12,000	6,000	8,000	8,000	8,000	8,000	8,000
52-520-56-00-5620	OPERATING SUPPLIES	4,828	6,621	5,000	5,300	5,500	5,500	5,500	5,500	5,500
52-520-56-00-5628	VEHICLE MAINTENANCE SUPPLIES	1,315	2,697	2,000	2,000	2,000	2,000	2,000	2,000	2,000
52-520-56-00-5630	SMALL TOOLS & EQUIPMENT	1,109	1,848	2,500	2,000	2,500	2,500	2,500	2,500	2,500
52-520-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	259	-	1,200	1,271	1,200	1,200	1,200	1,200	1,200
52-520-56-00-5640	REPAIR & MAINTENANCE	1,301	4,290	30,000	5,000	10,000	10,000	10,000	10,000	10,000
52-520-56-00-5695	GASOLINE	21,374	13,874	26,750	20,000	21,400	22,898	24,501	26,216	28,051
52-520-60-00-6025	ROAD TO BETTER ROADS PROGRAM	251,677	225,494	200,000	165,000	200,000	200,000	200,000	200,000	200,000
52-520-60-00-6028	SANITARY SEWER LINING	98,029	-	200,000	200,000	200,000	200,000	200,000	200,000	200,000
52-520-60-00-6059	US 34 (IL 47 / ORCHARD RD) PROJECT	-	-	1,267	-	10,000	10,000	10,000	-	-
52-520-60-00-6066	RTE 71 SANITARY SEWER REPLACEMENT	-	-	-	7,901	3,420	142,560	35,640	-	-
52-520-60-00-6070	VEHICLES	379,986	-	-	-	-	-	-	-	-
52-520-60-00-6079	ROUTE 47 EXPANSION	78,828	59,015	59,015	59,015	59,015	59,015	59,015	59,015	59,015
52-520-75-00-7500	LENNAR - RAINTREE SEWER RECPATURE	62,922	32,890	33,872	33,872	34,888	35,939	28,204	-	-
Debt Service - 2004B Bond										
52-520-84-00-8000	PRINCIPAL PAYMENT	375,000	395,000	410,000	410,000	435,000	455,000	-	-	-
52-520-84-00-8050	INTEREST EXPENSE	78,950	65,825	52,000	52,000	35,600	18,200	-	-	-
Debt Service - 2003A IRBB Debt Certificates										
52-520-90-00-8000	PRINCIPAL PAYMENT	105,000	110,000	115,000	115,000	120,000	130,000	135,000	140,000	140,000
52-520-90-00-8050	INTEREST EXPENSE	57,648	52,870	47,755	47,755	42,293	36,233	29,668	22,850	22,850
Debt Service - 2004A Debt Certificates										
52-520-91-00-8000	PRINCIPAL PAYMENT	190,000	-	-	-	-	-	-	-	-
52-520-91-00-8050	INTEREST EXPENSE	6,840	-	-	-	-	-	-	-	-
Debt Service - 2011 Refunding Bond										
52-520-92-00-8000	PRINCIPAL PAYMENT	685,000	715,000	745,000	745,000	780,000	810,000	845,000	885,000	885,000
52-520-92-00-8050	INTEREST EXPENSE	448,972	419,654	389,052	389,052	357,166	323,782	289,114	252,948	252,948

Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Debt Service - IEPA Loan L17-115300										
52-520-96-00-8000	PRINCIPAL PAYMENT	93,355	95,821	98,353	98,353	100,952	103,619	52,832	-	-
52-520-96-00-8050	INTEREST EXPENSE	13,696	11,229	8,697	8,697	6,099	3,431	693	-	-
52-520-99-00-9951	TRANSFER TO WATER	83,588	76,275	75,075	75,075	73,875	77,675	73,875	75,125	75,125
	Expenses	**3,491,786**	**2,785,644**	**2,965,298**	**2,859,071**	**3,005,500**	**3,150,775**	**2,523,800**	**2,419,585**	**2,441,140**
	Surplus(Deficit)	**(1,049,565)**	**(258,727)**	**(430,304)**	**(256,044)**	**(401,058)**	**(523,146)**	**131,434**	**267,574**	**274,953**
	Fund Balance Equiv	**1,829,603**	**1,570,874**	**977,023**	**1,314,830**	**913,772**	**390,626**	**522,060**	**789,634**	**1,064,587**
		52.40%	*56.39%*	*32.95%*	*45.99%*	*30.40%*	*12.40%*	*20.69%*	*32.64%*	*43.61%*

Land Cash Fund (72)

Land-Cash funds are dedicated by developers through the contribution ordinance to serve the immediate and future needs of park and recreation of residents in new subdivisions. Land for park development and cash spent on recreational facilities is often matched through grant funding to meet the community's recreation needs at a lower cost to the City.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Intergovernmental	40,144	-	400,000	-	-	400,000	400,000	-	-
Licenses & Permits	8,407	3,570	-	-	-	-	-	-	-
Land Cash Contributions	40,997	121,962	39,000	144,097	88,000	8,000	56,000	6,000	6,000
Reimbursements	83,311	-	50,000	61,278	-	-	-	-	-
Miscellaneous	14	-	-	-	-	-	-	-	-
Other Financing Sources	-	-	-	2,500	2,500	-	-	-	-
Total Revenue	**172,873**	**125,532**	**489,000**	**207,875**	**90,500**	**408,000**	**456,000**	**6,000**	**6,000**
Expenditures									
Contractual Services	8,407	3,570	-	-	-	-	-	-	-
Capital Outlay	235,021	27,074	453,855	91,612	362,355	437,354	50,000	-	-
Total Expenditures	**243,428**	**30,644**	**453,855**	**91,612**	**362,355**	**437,354**	**50,000**	**-**	**-**
Surplus (Deficit)	(70,555)	94,888	35,145	116,263	(271,855)	(29,354)	406,000	6,000	6,000
Ending Fund Balance	**117,430**	**212,318**	**220,320**	**328,581**	**56,726**	**27,372**	**433,372**	**439,372**	**445,372**

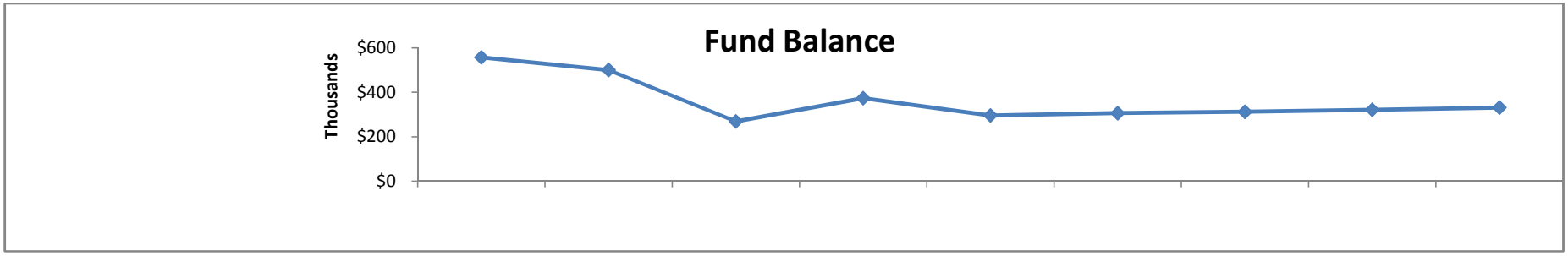


Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Land Cash - 72										
72-000-41-00-4174	RTP GRANT - CLARK PARK	40,144	-	-	-	-	-	-	-	-
72-000-41-00-4175	OSLAD GRANT - RIVERFRONT PARK	-	-	400,000	-	-	-	400,000	-	-
72-000-41-00-4186	OSLAD GRANT - BRISTOL BAY	-	-	-	-	-	400,000	-	-	-
72-000-42-00-4216	BUILD PROGRAM PERMITS	8,407	3,570	-	-	-	-	-	-	-
72-000-46-00-4655	REIMB - GRANDE RESERVE PARK	83,311	-	50,000	61,278	-	-	-	-	-
72-000-47-00-4701	WHITE OAK	1,406	-	-	-	-	-	-	-	-
72-000-47-00-4703	AUTUMN CREEK	30,320	34,125	30,000	30,000	30,000	-	-	-	-
72-000-47-00-4704	BLACKBERRY WOODS	7,386	9,659	5,000	7,000	6,000	6,000	6,000	6,000	6,000
72-000-47-00-4706	CALEDONIA	-	-	-	2,013	-	-	50,000	-	-
72-000-47-00-4708	COUNTRY HILLS	-	5,383	2,000	4,614	-	-	-	-	-
72-000-47-00-4711	FOX HIGHLANDS DETENTION	-	1,406	-	-	-	-	-	-	-
72-000-47-00-4713	PRESTWICK	-	67,600	-	-	-	-	-	-	-
72-000-47-00-4722	GC HOUSING (ANTHONY'S PLACE)	-	-	-	97,162	-	-	-	-	-
72-000-47-00-4723	WINDETT RIDGE	-	-	-	-	50,000	-	-	-	-
72-000-47-00-4736	BRIARWOOD	1,885	3,789	2,000	3,308	2,000	2,000	-	-	-
72-000-48-00-4850	MISCELLANEOUS INCOME	14	-	-	-	-	-	-	-	-
72-000-49-00-4910	SALE OF CAPITAL ASSETS	-	-	-	2,500	2,500	-	-	-	-
	Revenue	**172,873**	**125,532**	**489,000**	**207,875**	**90,500**	**408,000**	**456,000**	**6,000**	**6,000**
72-720-54-00-5405	BUILD PROGRAM	8,407	3,570	-	-	-	-	-	-	-
72-720-60-00-6029	CALEDONIA PARK	-	-	-	-	-	-	50,000	-	-
72-720-60-00-6032	MOSER HOLDING COSTS	-	12,000	13,000	8,612	-	-	-	-	-
72-720-60-00-6043	BRISTOL BAY REGIONAL PARK	32,434	-	-	-	183,783	183,783	-	-	-
72-720-60-00-6044	CLARK PARK	20,661	-	-	-	-	-	-	-	-
72-720-60-00-6045	RIVERFRONT PARK	29,495	5,362	365,855	8,000	178,572	178,571	-	-	-
72-720-60-00-6046	GRANDE RESERVE PARK A	380	9,562	75,000	75,000	-	-	-	-	-
72-720-60-00-6047	GRANDE RESERVE PARK B	146,021	150	-	-	-	-	-	-	-
72-720-60-00-6067	BLACKBERRY CREEK NATURE PRESERVE	6,030	-	-	-	-	25,000	-	-	-
72-720-60-00-6069	WINDETT RIDGE PARK	-	-	-	-	-	50,000	-	-	-
	Expenditures	**243,428**	**30,644**	**453,855**	**91,612**	**362,355**	**437,354**	**50,000**	**-**	**-**
	Surplus(Deficit)	**(70,555)**	**94,888**	**35,145**	**116,263**	**(271,855)**	**(29,354)**	**406,000**	**6,000**	**6,000**
	Fund Balance	**117,430**	**212,318**	**220,320**	**328,581**	**56,726**	**27,372**	**433,372**	**439,372**	**445,372**

Parks and Recreation Fund (79)

This fund accounts for the daily operations of the Parks and Recreation Department. Programs, classes, special events and maintenance of City wide park land and public facilities make up the day to day operations. Programs and classes consist of a wide variety of options serving children through senior citizens. Special events range from Music Under the Stars to Home Town Days. City wide maintenance consists of over two hundred acres at more than fifty sites including buildings, boulevards, parks, utility locations and natural areas.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Charges for Service	352,714	408,469	355,000	435,000	395,000	395,000	395,000	395,000	395,000
Investment Earnings	698	369	350	350	350	350	350	350	350
Reimbursements	7,502	12,890	-	241	-	-	-	-	-
Miscellaneous	177,755	219,704	181,000	204,100	196,000	196,000	196,000	196,000	196,000
Other Financing Sources	1,277,606	1,076,831	1,118,638	1,118,638	1,308,583	1,461,577	1,498,713	1,564,103	1,630,258
Total Revenue	**1,816,275**	**1,718,263**	**1,654,988**	**1,758,329**	**1,899,933**	**2,052,927**	**2,090,063**	**2,155,453**	**2,221,608**
Expenditures									
Salaries	775,138	723,194	816,544	826,000	903,518	926,408	949,985	974,269	999,282
Benefits	338,380	325,538	385,075	387,961	453,922	476,776	509,931	545,565	583,774
Contractual Services	374,840	251,733	260,710	319,386	274,220	274,983	275,792	276,650	277,559
Supplies	316,864	474,571	334,666	351,769	345,651	364,897	348,225	349,640	351,148
Total Expenditures	**1,805,222**	**1,775,036**	**1,796,995**	**1,885,116**	**1,977,311**	**2,043,064**	**2,083,933**	**2,146,124**	**2,211,763**
Surplus (Deficit)	11,053	(56,773)	(142,007)	(126,787)	(77,378)	9,863	6,130	9,329	9,845
Ending Fund Balance	**557,536**	**500,762**	**269,255**	**373,975**	**296,597**	**306,460**	**312,590**	**321,919**	**331,764**
	30.88%	*28.21%*	*14.98%*	*19.84%*	*15.00%*	*15.00%*	*15.00%*	*15.00%*	*15.00%*



Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Parks and Recreation - 79										
79-000-44-00-4402	SPECIAL EVENTS	72,025	100,756	80,000	105,000	85,000	85,000	85,000	85,000	85,000
79-000-44-00-4403	CHILD DEVELOPMENT	103,683	110,861	100,000	130,000	120,000	120,000	120,000	120,000	120,000
79-000-44-00-4404	ATHLETICS & FITNESS	147,481	163,420	145,000	170,000	160,000	160,000	160,000	160,000	160,000
79-000-44-00-4441	CONCESSION REVENUE	29,525	33,432	30,000	30,000	30,000	30,000	30,000	30,000	30,000
79-000-45-00-4500	INVESTMENT EARNINGS	698	369	350	350	350	350	350	350	350
79-000-46-00-4690	REIMB - MISCELLANEOUS	7,502	12,890	-	241	-	-	-	-	-
79-000-48-00-4820	RENTAL INCOME	44,860	50,921	50,000	51,845	50,000	50,000	50,000	50,000	50,000
79-000-48-00-4825	PARK RENTALS	28,928	19,602	5,000	12,254	15,000	15,000	15,000	15,000	15,000
79-000-48-00-4843	HOMETOWN DAYS	88,475	106,579	108,000	117,354	108,000	108,000	108,000	108,000	108,000
79-000-48-00-4846	SPONSORSHIPS & DONATIONS	9,317	18,917	15,000	19,647	20,000	20,000	20,000	20,000	20,000
79-000-48-00-4850	MISCELLANEOUS INCOME	6,175	23,685	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-000-49-00-4901	TRANSFER FROM GENERAL	1,277,606	1,076,831	1,118,638	1,118,638	1,308,583	1,461,577	1,498,713	1,564,103	1,630,258
	Revenue	**1,816,275**	**1,718,263**	**1,654,988**	**1,758,329**	**1,899,933**	**2,052,927**	**2,090,063**	**2,155,453**	**2,221,608**
Parks Department										
79-790-50-00-5010	SALARIES & WAGES	448,491	387,634	405,322	430,000	459,839	473,634	487,843	502,478	517,552
79-790-50-00-5015	PART-TIME SALARIES	32,644	24,382	40,178	38,000	45,000	45,000	45,000	45,000	45,000
79-790-50-00-5020	OVERTIME	932	1,884	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-790-52-00-5212	RETIREMENT PLAN CONTRIBUTION	51,195	41,923	44,098	47,000	52,224	53,383	57,183	61,264	65,590
79-790-52-00-5214	FICA CONTRIBUTION	36,172	30,890	33,797	35,000	37,601	38,729	39,891	41,088	42,321
79-790-52-00-5216	GROUP HEALTH INSURANCE	109,775	102,203	126,121	126,121	163,947	177,063	191,228	206,526	223,048
79-790-52-00-5222	GROUP LIFE INSURANCE	942	790	724	884	808	816	824	832	840
79-790-52-00-5223	DENTAL INSURANCE	8,959	7,978	9,119	8,288	10,883	11,427	11,998	12,598	13,228
79-790-52-00-5224	VISION INSURANCE	940	947	1,023	1,000	1,250	1,288	1,327	1,367	1,408
79-790-54-00-5412	TRAINING & CONFERENCES	3,045	2,136	7,000	4,000	7,000	7,000	7,000	7,000	7,000
79-790-54-00-5415	TRAVEL & LODGING	453	85	3,000	1,000	3,000	3,000	3,000	3,000	3,000
79-790-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	109,650	-	-	53,908	-	-	-	-	-
79-790-54-00-5440	TELECOMMUNICATIONS	3,776	5,312	3,510	6,000	6,000	6,000	6,000	6,000	6,000
79-790-54-00-5462	PROFESSIONAL SERVICES	4,229	7,206	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-790-54-00-5466	LEGAL SERVICES	12,084	5,415	6,000	4,000	6,000	6,000	6,000	6,000	6,000
79-790-54-00-5485	RENTAL & LEASE PURCHASE	1,192	2,461	2,500	3,000	2,500	2,500	2,500	2,500	2,500
79-790-54-00-5488	OFFICE CLEANING	-	-	-	-	6,250	6,250	6,250	6,250	6,250
79-790-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	41,995	36,800	47,500	23,500	50,000	50,000	50,000	50,000	50,000
79-790-56-00-5600	WEARING APPAREL	4,643	5,759	5,182	5,182	5,441	5,713	5,999	6,299	6,614
79-790-56-00-5610	OFFICE SUPPLIES	85	347	300	300	300	300	300	300	300
79-790-56-00-5620	OPERATING SUPPLIES	18,295	146,681	22,500	22,500	25,000	25,000	25,000	25,000	25,000

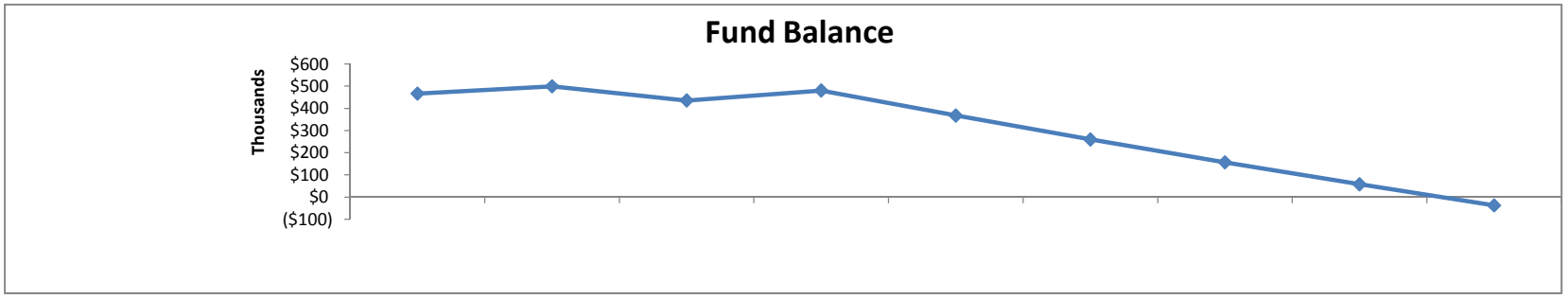
Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
79-790-56-00-5630	SMALL TOOLS & EQUIPMENT	9,081	5,518	4,500	2,500	4,500	4,500	4,500	4,500	4,500
79-790-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	2,000	2,000	500	2,000	2,000	20,000	2,000	2,000	2,000
79-790-56-00-5640	REPAIR & MAINTENANCE	60,514	64,517	56,000	56,000	56,000	56,000	56,000	56,000	56,000
79-790-56-00-5695	GASOLINE	17,283	11,694	21,400	12,000	12,840	13,739	14,701	15,730	16,831
		978,375	**894,562**	**846,274**	**888,183**	**964,383**	**1,013,342**	**1,030,544**	**1,067,732**	**1,106,982**
Recreation Department										
79-795-50-00-5010	SALARIES & WAGES	240,199	261,071	280,333	287,000	303,179	312,274	321,642	331,291	341,230
79-795-50-00-5015	PART-TIME SALARIES	11,439	6,537	22,711	11,000	25,000	25,000	25,000	25,000	25,000
79-795-50-00-5045	CONCESSION WAGES	8,625	7,549	15,000	10,000	15,000	15,000	15,000	15,000	15,000
79-795-50-00-5046	PRE-SCHOOL WAGES	24,223	23,902	25,000	35,000	37,500	37,500	37,500	37,500	37,500
79-795-50-00-5052	INSTRUCTORS WAGES	8,585	10,235	25,000	12,000	15,000	15,000	15,000	15,000	15,000
79-795-52-00-5212	RETIREMENT PLAN CONTRIBUTION	28,192	28,362	32,976	32,976	38,272	34,975	37,471	40,152	42,995
79-795-52-00-5214	FICA CONTRIBUTION	21,830	23,119	28,068	28,068	29,305	30,184	31,090	32,023	32,984
79-795-52-00-5216	GROUP HEALTH INSURANCE	74,560	83,005	101,075	101,075	111,170	120,064	129,669	140,043	151,246
79-795-52-00-5222	GROUP LIFE INSURANCE	551	618	559	450	529	534	539	544	549
79-795-52-00-5223	DENTAL INSURANCE	4,731	4,987	6,716	6,300	7,070	7,424	7,795	8,185	8,594
79-795-52-00-5224	VISION INSURANCE	533	716	799	799	863	889	916	943	971
79-795-54-00-5412	TRAINING & CONFERENCES	3,543	3,481	5,000	4,000	5,000	5,000	5,000	5,000	5,000
79-795-54-00-5415	TRAVEL & LODGING	217	354	3,000	2,000	3,000	3,000	3,000	3,000	3,000
79-795-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	-	-	-	19,978	-	-	-	-	-
79-795-54-00-5426	PUBLISHING & ADVERTISING	42,314	49,207	45,000	50,000	50,000	50,000	50,000	50,000	50,000
79-795-54-00-5440	TELECOMMUNICATIONS	6,603	7,231	8,000	7,500	8,000	8,000	8,000	8,000	8,000
79-795-54-00-5447	SCHOLARSHIPS	420	121	2,500	1,500	2,500	2,500	2,500	2,500	2,500
79-795-54-00-5452	POSTAGE & SHIPPING	2,964	1,008	3,500	3,000	3,500	3,500	3,500	3,500	3,500
79-795-54-00-5460	DUES & SUBSCRIPTIONS	1,917	1,231	2,500	3,000	2,500	2,500	2,500	2,500	2,500
79-795-54-00-5462	PROFESSIONAL SERVICES	81,047	94,358	80,000	100,000	90,000	90,000	90,000	90,000	90,000
79-795-54-00-5480	UTILITIES	15,413	10,596	21,200	12,000	12,720	13,483	14,292	15,150	16,059
79-795-54-00-5485	RENTAL & LEASE PURCHASE	3,602	3,019	4,500	3,000	4,000	4,000	4,000	4,000	4,000
79-795-54-00-5488	OFFICE CLEANING	-	-	-	-	6,250	6,250	6,250	6,250	6,250
79-795-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	8,580	6,770	3,000	2,500	3,000	3,000	3,000	3,000	3,000
79-795-54-00-5496	PROGRAM REFUNDS	9,819	14,942	10,000	12,500	-	-	-	-	-
79-795-54-00-5497	PROPERTY TAX PAYMENT	21,977	-	-	-	-	-	-	-	-
79-795-56-00-5602	HOMETOWN DAYS SUPPLIES	85,480	94,845	100,000	96,287	100,000	100,000	100,000	100,000	100,000
79-795-56-00-5606	PROGRAM SUPPLIES	89,074	108,100	86,000	122,000	100,000	100,000	100,000	100,000	100,000
79-795-56-00-5607	CONCESSION SUPPLIES	15,812	19,299	18,000	15,000	18,000	18,000	18,000	18,000	18,000
79-795-56-00-5610	OFFICE SUPPLIES	3,406	2,212	3,000	2,000	3,000	3,000	3,000	3,000	3,000
79-795-56-00-5620	OPERATING SUPPLIES	8,086	11,373	13,500	12,500	15,000	15,000	15,000	15,000	15,000

Account Number	Description		FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
79-795-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE		-	399	500	500	500	500	500	500	500
79-795-56-00-5640	REPAIR & MAINTENANCE		2,101	1,009	2,000	2,000	2,000	2,000	2,000	2,000	2,000
79-795-56-00-5695	GASOLINE		1,004	818	1,284	1,000	1,070	1,145	1,225	1,311	1,403
			826,847	**880,474**	**950,721**	**996,933**	**1,012,928**	**1,029,722**	**1,053,389**	**1,078,392**	**1,104,781**
		Expenditures	**1,805,222**	**1,775,036**	**1,796,995**	**1,885,116**	**1,977,311**	**2,043,064**	**2,083,933**	**2,146,124**	**2,211,763**
		Surplus(Deficit)	**11,053**	**(56,773)**	**(142,007)**	**(126,787)**	**(77,378)**	**9,863**	**6,130**	**9,329**	**9,845**
		Fund Balance	**557,536**	**500,762**	**269,255**	**373,975**	**296,597**	**306,460**	**312,590**	**321,919**	**331,764**
			30.88%	*28.21%*	*14.98%*	*19.84%*	*15.00%*	*15.00%*	*15.00%*	*15.00%*	*15.00%*

Library Operations Fund (82)

The Yorkville Public Library provides the people of the community, from pre-school through maturity, with access to a collection of books and other materials which will serve their educational, cultural and recreational needs. The Library board and staff strive to provide the community an environment that promotes the love of reading.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Taxes	626,950	622,529	644,719	626,183	645,867	658,784	671,960	685,399	699,107
Intergovernmental	26,934	26,475	22,450	18,294	22,450	22,450	22,450	22,450	22,450
Fines & Forfeits	8,356	8,081	9,300	7,620	8,000	8,000	8,000	8,000	8,000
Charges for Service	10,841	9,191	11,500	10,008	10,000	10,000	10,000	10,000	10,000
Investment Earnings	1,279	436	350	924	800	800	800	800	800
Reimbursements	13,174	-	-	2,141	-	-	-	-	-
Miscellaneous	6,762	5,240	7,500	6,692	5,500	5,500	5,500	5,500	5,500
Other Financing Sources	25,189	25,928	36,068	25,225	27,236	28,810	30,479	32,248	34,123
Total Revenue	**719,485**	**697,880**	**731,887**	**697,087**	**719,853**	**734,344**	**749,189**	**764,397**	**779,980**
Expenditures									
Salaries	400,069	391,904	419,134	411,500	473,828	473,828	473,828	473,828	473,828
Benefits	157,525	151,698	181,638	161,483	182,877	191,873	201,547	211,951	223,142
Contractual Services	145,651	94,596	129,171	109,389	141,880	142,389	142,928	143,500	144,106
Supplies	17,144	23,907	24,000	26,849	31,000	31,000	31,000	31,000	31,000
Other Financing Uses	3,487	3,102	3,000	6,652	3,000	3,000	3,000	3,000	3,000
Total Expenditures	**723,876**	**665,207**	**756,943**	**715,873**	**832,585**	**842,090**	**852,303**	**863,279**	**875,076**
Surplus (Deficit)	(4,391)	32,673	(25,056)	(18,786)	(112,732)	(107,746)	(103,114)	(98,882)	(95,096)
Ending Fund Balance	**466,683**	**499,355**	**435,726**	**480,569**	**367,837**	**260,091**	**156,977**	**58,095**	**(37,001)**
	64.47%	*75.07%*	*57.56%*	*67.13%*	*44.18%*	*30.89%*	*18.42%*	*6.73%*	*-4.23%*



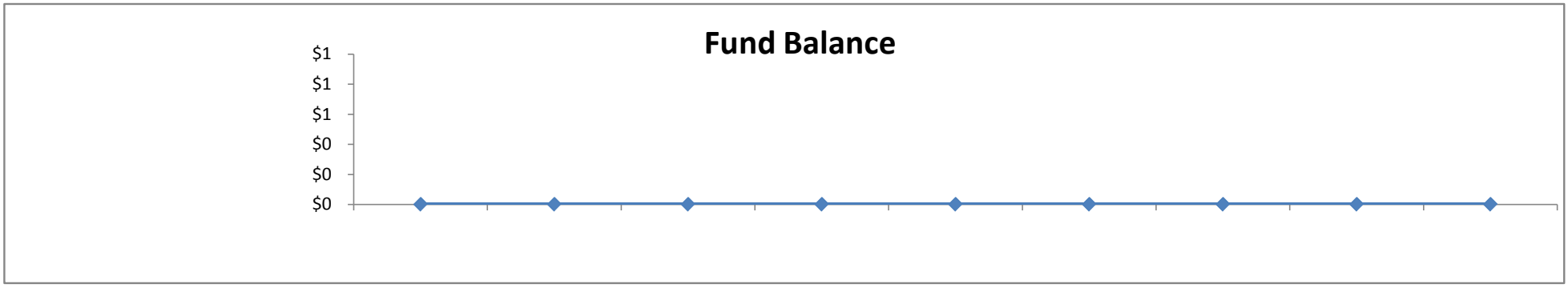
Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Library Operations										
82-000-40-00-4000	PROPERTY TAXES	626,950	622,529	644,719	626,183	645,867	658,784	671,960	685,399	699,107
82-000-41-00-4120	PERSONAL PROPERTY TAX	5,783	5,324	5,250	5,250	5,250	5,250	5,250	5,250	5,250
82-000-41-00-4170	STATE GRANTS	21,151	21,151	17,200	13,044	17,200	17,200	17,200	17,200	17,200
82-000-43-00-4330	LIBRARY FINES	8,356	8,081	9,300	7,620	8,000	8,000	8,000	8,000	8,000
82-000-44-00-4401	LIBRARY SUBSCRIPTION CARDS	6,647	6,038	7,500	6,588	6,500	6,500	6,500	6,500	6,500
82-000-44-00-4422	COPY FEES	3,095	2,283	3,000	2,484	2,500	2,500	2,500	2,500	2,500
82-000-44-00-4439	PROGRAM FEES	1,099	870	1,000	936	1,000	1,000	1,000	1,000	1,000
82-000-45-00-4500	INVESTMENT EARNINGS	816	436	350	924	800	800	800	800	800
82-000-45-00-4550	GAIN ON INVESTMENT	463	-	-	-	-	-	-	-	-
82-000-46-00-4690	REIMB - MISCELLANEOUS	13,174	-	-	2,141	-	-	-	-	-
82-000-48-00-4820	RENTAL INCOME	1,851	1,942	2,000	2,328	2,000	2,000	2,000	2,000	2,000
82-000-48-00-4824	DVD RENTAL INCOME	3,923	2,454	5,000	2,364	2,500	2,500	2,500	2,500	2,500
82-000-48-00-4850	MISCELLANEOUS INCOME	988	844	500	2,000	1,000	1,000	1,000	1,000	1,000
82-000-49-00-4901	TRANSFER FROM GENERAL	25,189	25,928	36,068	25,225	27,236	28,810	30,479	32,248	34,123
	Revenue	**719,485**	**697,880**	**731,887**	**697,087**	**719,853**	**734,344**	**749,189**	**764,397**	**779,980**
82-820-50-00-5010	SALARIES & WAGES	210,198	201,312	217,309	213,500	223,828	223,828	223,828	223,828	223,828
82-820-50-00-5015	PART-TIME SALARIES	189,871	190,592	201,825	198,000	250,000	250,000	250,000	250,000	250,000
82-820-52-00-5212	RETIREMENT PLAN CONTRIBUTION	23,897	21,767	23,470	23,470	24,435	24,435	24,435	24,435	24,435
82-820-52-00-5214	FICA CONTRIBUTION	29,991	29,361	31,448	31,448	35,587	35,587	35,587	35,587	35,587
82-820-52-00-5216	GROUP HEALTH INSURANCE	72,838	68,514	83,960	75,000	88,996	96,116	103,805	112,109	121,078
82-820-52-00-5222	GROUP LIFE INSURANCE	427	443	403	403	403	407	411	415	419
82-820-52-00-5223	DENTAL INSURANCE	4,728	5,034	5,638	5,286	5,550	5,828	6,119	6,425	6,746
82-820-52-00-5224	VISION INSURANCE	455	651	651	651	670	690	711	732	754
82-820-52-00-5230	UNEMPLOYMENT INSURANCE	-	420	2,500	474	1,000	1,000	1,000	1,000	1,000
82-820-52-00-5231	LIABILITY INSURANCE	25,189	25,508	33,568	24,751	26,236	27,810	29,479	31,248	33,123
82-820-54-00-5412	TRAINING & CONFERENCES	133	249	500	500	500	500	500	500	500
82-820-54-00-5415	TRAVEL & LODGING	514	262	600	600	600	600	600	600	600
82-820-54-00-5421	PPRT TAX REBATE	-	678	-	-	-	-	-	-	-
82-820-54-00-5426	PUBLISHING & ADVERTISING	47	23	100	100	100	100	100	100	100
82-820-54-00-5440	TELECOMMUNICATIONS	11,468	6,007	6,000	6,000	6,000	6,000	6,000	6,000	6,000
82-820-54-00-5452	POSTAGE & SHIPPING	455	494	500	500	500	500	500	500	500
82-820-54-00-5460	DUES & SUBSCRIPTIONS	9,934	9,560	12,000	12,000	12,000	12,000	12,000	12,000	12,000
82-820-54-00-5462	PROFESSIONAL SERVICES	28,610	31,278	29,000	29,000	40,000	40,000	40,000	40,000	40,000
82-820-54-00-5466	LEGAL SERVICES	975	-	2,000	1,000	2,000	2,000	2,000	2,000	2,000
82-820-54-00-5468	AUTOMATION	24,923	17,890	35,000	20,000	20,000	20,000	20,000	20,000	20,000

Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
82-820-54-00-5480	UTILITIES	11,518	6,504	16,281	8,000	8,480	8,989	9,528	10,100	10,706
82-820-54-00-5489	LOSS ON INVESTMENT	9,300	-	-	-	-	-	-	-	-
82-820-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	46,085	19,962	25,000	30,000	50,000	50,000	50,000	50,000	50,000
82-820-54-00-5498	PAYING AGENT FEES	1,689	1,689	2,190	1,689	1,700	1,700	1,700	1,700	1,700
82-820-56-00-5610	OFFICE SUPPLIES	5,257	9,240	8,000	8,000	8,000	8,000	8,000	8,000	8,000
82-820-56-00-5620	OPERATING SUPPLIES	9,338	11,210	8,000	10,000	10,000	10,000	10,000	10,000	10,000
82-820-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	-	-	-	-	-	-	-	-	-
82-820-56-00-5671	LIBRARY PROGRAMMING	1,209	1,030	1,000	1,000	1,000	1,000	1,000	1,000	1,000
82-820-56-00-5676	EMPLOYEE RECOGNITION	-	-	-	-	-	-	-	-	-
82-820-56-00-5684	COMPACT DISCS & OTHER MUSIC	-	-	-	-	-	-	-	-	-
82-820-56-00-5685	DVD'S	1,340	2,427	2,000	2,000	2,000	2,000	2,000	2,000	2,000
82-820-56-00-5686	BOOKS	-	-	5,000	5,849	10,000	10,000	10,000	10,000	10,000
82-820-99-00-9983	TRANSFER TO LIBRARY DEBT SERVICE	3,487	3,102	3,000	6,652	3,000	3,000	3,000	3,000	3,000
	Expenditures	**723,876**	**665,207**	**756,943**	**715,873**	**832,585**	**842,090**	**852,303**	**863,279**	**875,076**
	Surplus(Deficit)	**(4,391)**	**32,673**	**(25,056)**	**(18,786)**	**(112,732)**	**(107,746)**	**(103,114)**	**(98,882)**	**(95,096)**
	Fund Balance	**466,683**	**499,355**	**435,726**	**480,569**	**367,837**	**260,091**	**156,977**	**58,095**	**(37,001)**
		64.47%	*75.07%*	*57.56%*	*67.13%*	*44.18%*	*30.89%*	*18.42%*	*6.73%*	*-4.23%*

Library Debt Service Fund (83)

The Library Debt Service Fund accumulates monies for payment of the 2006 and 2013 refinancing bonds, which were issued to finance construction of the Library building.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Taxes	727,762	746,621	749,771	745,908	757,396	789,101	794,013	824,088	824,088
Investment Earnings	72	123	-	211	-	-	-	-	-
Other Financing Sources	3,487	3,102	3,000	6,652	3,000	3,000	3,000	3,000	3,000
Total Revenue	**731,321**	**749,846**	**752,771**	**752,771**	**760,396**	**792,101**	**797,013**	**827,088**	**827,088**
Expenditures									
Debt Service	731,321	749,846	752,771	752,771	760,396	792,101	797,013	827,088	827,088
Total Expenditures	**731,321**	**749,846**	**752,771**	**752,771**	**760,396**	**792,101**	**797,013**	**827,088**	**827,088**
Surplus (Deficit)	-	-	-	-	-	-	-	-	-
Ending Fund Balance	-	-	-	-	-	-	-	-	-



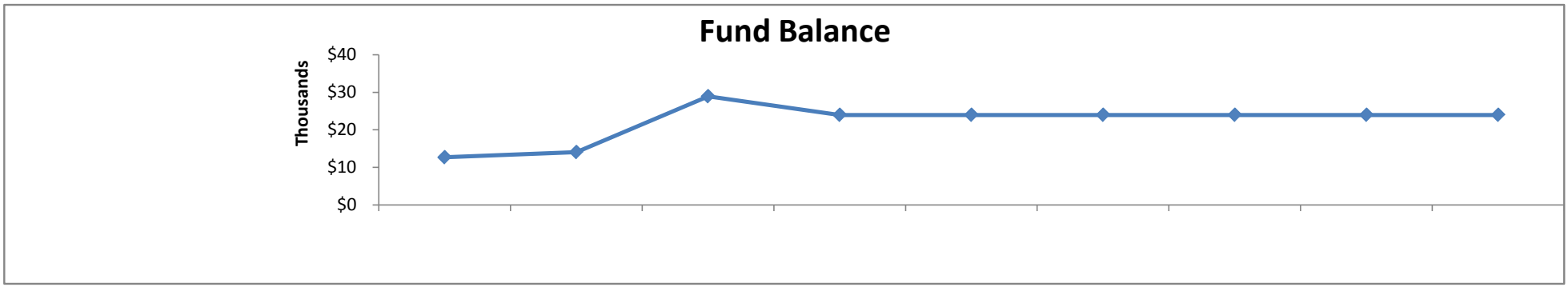
Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Library Debt Service										
83-000-40-00-4000	PROPERTY TAXES	727,762	746,621	749,771	745,908	757,396	789,101	794,013	824,088	824,088
83-000-45-00-4500	INVESTMENT EARNINGS	72	123	-	211	-	-	-	-	-
83-000-49-00-4982	TRANSFER FROM LIBRARY OPS	3,487	3,102	3,000	6,652	3,000	3,000	3,000	3,000	3,000
	Revenue	**731,321**	**749,846**	**752,771**	**752,771**	**760,396**	**792,101**	**797,013**	**827,088**	**827,088**
Debt Service - 2006 Bond										
83-830-84-00-8000	PRINCIPAL PAYMENT	50,000	50,000	50,000	50,000	50,000	50,000	50,000	75,000	75,000
83-830-84-00-8050	INTEREST PAYMENT	34,488	32,113	29,738	29,738	27,363	24,988	22,613	20,238	20,238
Debt Service - 2013 Refunding Bond										
83-830-99-00-8000	PRINCIPAL PAYMENT	455,000	485,000	500,000	500,000	520,000	565,000	585,000	610,000	610,000
83-830-99-00-8050	INTEREST PAYMENT	191,833	182,733	173,033	173,033	163,033	152,113	139,400	121,850	121,850
	Expenditures	**731,321**	**749,846**	**752,771**	**752,771**	**760,396**	**792,101**	**797,013**	**827,088**	**827,088**
	Surplus(Deficit)	-	-	-	-	-	-	-	-	-
	Fund Balance	-	-	-	-	-	-	-	-	-

Library Capital Fund (84)

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The Library Capital Fund derives its revenue from monies collected from building permits. The revenue is used for Library building maintenance and associated capital, contractual and supply purchases.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Licenses & Permits	25,325	36,100	20,000	50,000	35,000	35,000	35,000	35,000	35,000
Investment Earnings	11	8	10	10	10	10	10	10	10
Miscellaneous	13	10	-	-	-	-	-	-	-
Total Revenue	**25,349**	**36,118**	**20,010**	**50,010**	**35,010**	**35,010**	**35,010**	**35,010**	**35,010**
Expenditures									
Contractual Services	3,093	4,258	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Supplies	36,412	29,768	8,395	36,608	31,500	31,510	31,510	31,510	31,510
Total Expenditures	**39,505**	**34,026**	**11,895**	**40,108**	**35,000**	**35,010**	**35,010**	**35,010**	**35,010**
Surplus (Deficit)	(14,156)	2,092	8,115	9,902	10	-	-	-	-
Ending Fund Balance	**12,714**	**14,087**	**28,944**	**23,989**	**23,999**	**23,999**	**23,999**	**23,999**	**23,999**

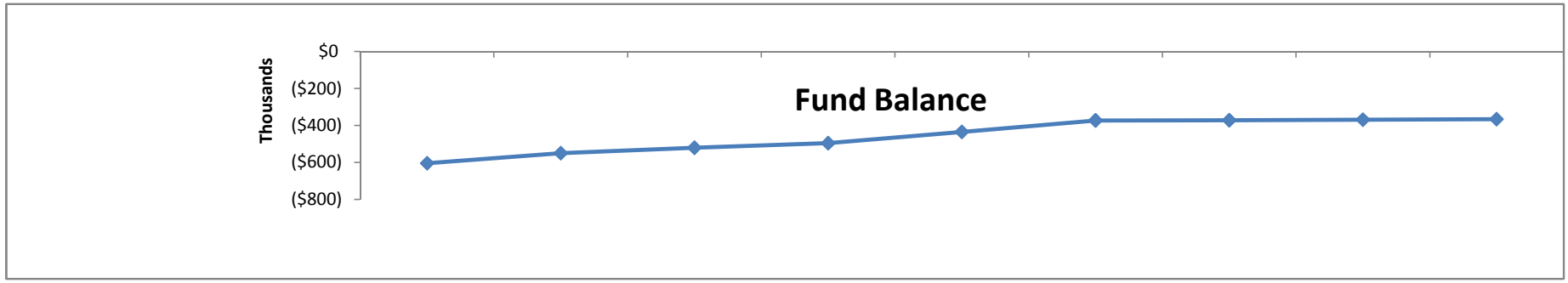


Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Library Capital										
84-000-42-00-4214	DEVELOPMENT FEES	25,325	35,350	20,000	50,000	35,000	35,000	35,000	35,000	35,000
84-000-42-00-4224	RENEW PROGRAM PERMITS	-	750	-	-	-	-	-	-	-
84-000-45-00-4500	INVESTMENT EARNINGS	11	8	10	10	10	10	10	10	10
84-000-48-00-4850	MISCELLANEOUS INCOME	13	10	-	-	-	-	-	-	-
	Revenue	**25,349**	**36,118**	**20,010**	**50,010**	**35,010**	**35,010**	**35,010**	**35,010**	**35,010**
84-840-54-00-5406	RENEW PROGRAM	-	750	-	-	-	-	-	-	-
84-840-54-00-5460	E-BOOKS SUBSCRIPTION	3,093	3,508	3,500	3,500	3,500	3,500	3,500	3,500	3,500
84-840-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	16,428	1,311	-	10,108	15,000	15,000	15,000	15,000	15,000
84-840-56-00-5683	AUDIO BOOKS	2,467	1,237	-	2,500	-	-	-	-	-
84-840-56-00-5684	COMPACT DISCS & OTHER MUSIC	-	-	-	-	-	-	-	-	-
84-840-56-00-5685	DVD'S	1,250	394	-	2,000	-	-	-	-	-
84-840-56-00-5686	BOOKS	16,267	26,826	8,395	22,000	16,500	16,510	16,510	16,510	16,510
	Expenditures	**39,505**	**34,026**	**11,895**	**40,108**	**35,000**	**35,010**	**35,010**	**35,010**	**35,010**
	Surplus(Deficit)	**(14,156)**	**2,092**	**8,115**	**9,902**	**10**	**-**	**-**	**-**	**-**
	Fund Balance	**12,714**	**14,087**	**28,944**	**23,989**	**23,999**	**23,999**	**23,999**	**23,999**	**23,999**

Countryside TIF Fund (87)

The Countryside TIF was created in February of 2005, with the intent of constructing a future retail development at Countryside Center. This TIF is located at the northwest corner of US Route 34 and IL Route 47.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Taxes	9,295	143,784	200,000	215,360	225,000	225,000	225,000	225,000	225,000
Investment Earnings	-	5	-	-	-	-	-	-	-
Other Financing Sources	-	1,597,288	-	-	-	-	-	-	-
Total Revenue	**9,295**	**1,741,077**	**200,000**	**215,360**	**225,000**	**225,000**	**225,000**	**225,000**	**225,000**
Expenditures									
Contractual Services	4,953	16,477	3,140	2,140	13,841	13,841	13,841	13,841	13,841
Capital Outlay	7,004	-	-	-	-	-	-	-	-
Debt Service	68,073	87,743	159,619	159,619	149,675	149,358	209,845	208,311	208,311
Other Financing Uses	-	1,581,984	-	-	-	-	-	-	-
Total Expenditures	**80,030**	**1,686,204**	**162,759**	**161,759**	**163,516**	**163,199**	**223,686**	**222,152**	**222,152**
Surplus (Deficit)	(70,735)	54,873	37,241	53,601	61,484	61,801	1,314	2,848	2,848
Ending Fund Balance	**(604,820)**	**(549,946)**	**(520,551)**	**(496,345)**	**(434,861)**	**(373,060)**	**(371,746)**	**(368,898)**	**(366,050)**

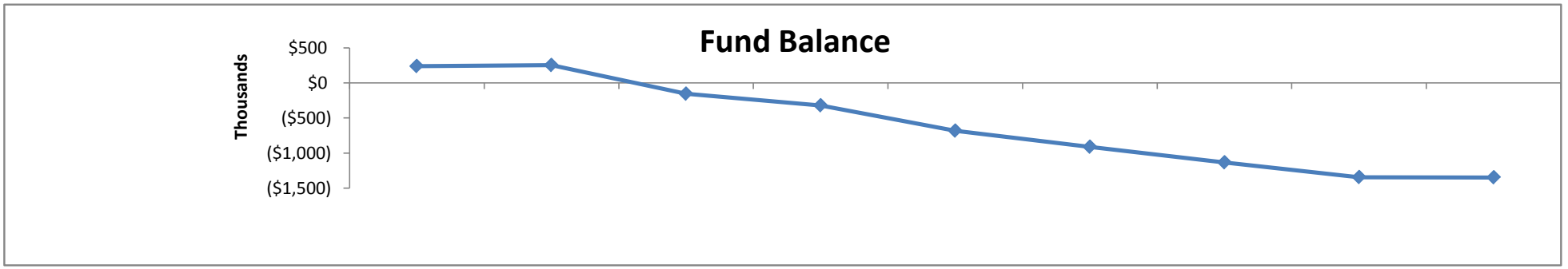


Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Countryside TIF										
87-000-40-00-4000	PROPERTY TAXES	9,295	143,784	200,000	215,360	225,000	225,000	225,000	225,000	225,000
87-000-45-00-4500	INVESTMENT EARNINGS	-	5	-	-	-	-	-	-	-
87-000-49-00-4902	BOND ISSUANCE	-	1,475,000	-	-	-	-	-	-	-
87-000-49-00-4903	PREMIUM ON BOND ISSUANCE	-	122,288	-	-	-	-	-	-	-
	Revenue	**9,295**	**1,741,077**	**200,000**	**215,360**	**225,000**	**225,000**	**225,000**	**225,000**	**225,000**
87-870-54-00-5401	ADMINISTRATIVE CHARGEBACK	-	-	-	-	10,701	10,701	10,701	10,701	10,701
87-870-54-00-5402	BOND ISSUANCE COSTS	-	15,304	-	-	-	-	-	-	-
87-870-54-00-5462	PROFESSIONAL SERVICES	3,829	638	2,000	1,000	2,000	2,000	2,000	2,000	2,000
87-870-54-00-5498	PAYING AGENT FEES	1,124	535	1,140	1,140	1,140	1,140	1,140	1,140	1,140
87-870-60-00-6000	PROJECT COSTS	7,004	-	-	-	-	-	-	-	-
2015A Bond										
87-870-77-00-8000	PRINCIPAL PAYMENT	-	-	26,460	26,460	41,013	42,336	104,517	107,163	107,163
87-870-77-00-8050	INTEREST PAYMENT	-	-	82,444	82,444	57,947	56,307	54,613	50,433	50,433
Debt Service - 2005 Bond										
87-870-80-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	-	-	-
87-870-80-00-8050	INTEREST PAYMENT	68,073	68,073	-	-	-	-	-	-	-
Debt Service - 2014 Refunding Bond										
87-870-93-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	-	-	-
87-870-93-00-8050	INTEREST PAYMENT	-	19,670	50,715	50,715	50,715	50,715	50,715	50,715	50,715
87-870-99-00-9960	PAYMENT TO ESCROW AGENT	-	1,581,984	-	-	-	-	-	-	-
	Expenditures	**80,030**	**1,686,204**	**162,759**	**161,759**	**163,516**	**163,199**	**223,686**	**222,152**	**222,152**
	Surplus(Deficit)	**(70,735)**	**54,873**	**37,241**	**53,601**	**61,484**	**61,801**	**1,314**	**2,848**	**2,848**
	Fund Balance	**(604,820)**	**(549,946)**	**(520,551)**	**(496,345)**	**(434,861)**	**(373,060)**	**(371,746)**	**(368,898)**	**(366,050)**

Downtown TIF Fund (88)

The Downtown TIF was created in 2006, in order to finance a mixed use development in the downtown area.

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Taxes	60,027	68,868	70,000	67,307	70,000	75,000	75,000	80,000	80,000
Investment Earnings	1	3	50	-	-	-	-	-	-
Miscellaneous	187	236	-	-	-	-	-	-	-
Total Revenue	**60,215**	**69,107**	**70,050**	**67,307**	**70,000**	**75,000**	**75,000**	**80,000**	**80,000**
Expenditures									
Contractual Services	20,045	17,830	35,360	35,360	65,659	65,659	65,659	65,659	65,659
Capital Outlay	19,106	36,668	443,170	605,924	137,420	17,420	17,420	17,420	17,420
Debt Service	-	-	-	-	228,000	221,000	214,000	207,000	-
Other Financing Uses	13,500	-	-	-	-	-	-	-	-
Total Expenditures	**52,651**	**54,498**	**478,530**	**641,284**	**431,079**	**304,079**	**297,079**	**290,079**	**83,079**
Surplus (Deficit)	7,564	14,609	(408,480)	(573,977)	(361,079)	(229,079)	(222,079)	(210,079)	(3,079)
Ending Fund Balance	**239,096**	**253,703**	**(154,775)**	**(320,274)**	**(681,353)**	**(910,432)**	**(1,132,511)**	**(1,342,590)**	**(1,345,669)**

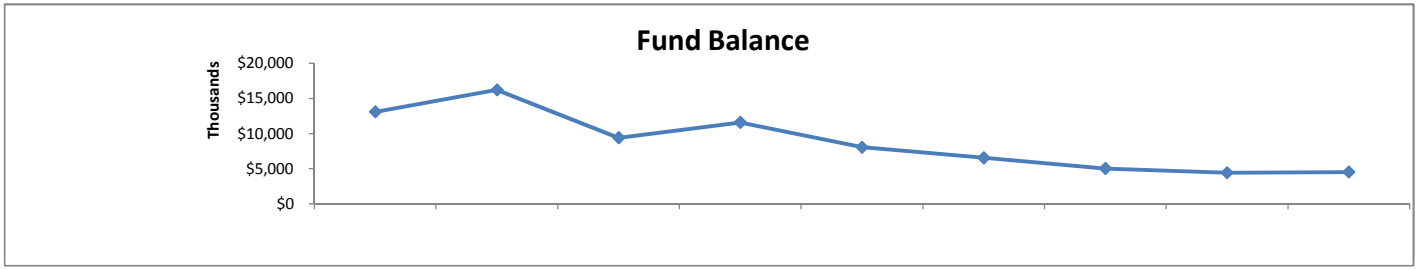


Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Downtown TIF										
88-000-40-00-4000	PROPERTY TAXES	60,027	68,868	70,000	67,307	70,000	75,000	75,000	80,000	80,000
88-000-45-00-4500	INVESTMENT EARNINGS	1	3	50	-	-	-	-	-	-
88-000-48-00-4850	MISCELLANEOUS INCOME	187	236	-	-	-	-	-	-	-
	Revenue	**60,215**	**69,107**	**70,050**	**67,307**	**70,000**	**75,000**	**75,000**	**80,000**	**80,000**
88-880-54-00-5401	ADMINISTRATIVE CHARGEBACK	-	-	-	-	30,284	30,284	30,284	30,284	30,284
88-880-54-00-5425	TIF INCENTIVE PAYOUT	16,196	15,223	20,000	20,000	20,000	20,000	20,000	20,000	20,000
88-880-54-00-5462	PROFESSIONAL SERVICES	276	2,051	360	360	375	375	375	375	375
88-880-54-00-5466	LEGAL SERVICES	3,573	556	15,000	15,000	15,000	15,000	15,000	15,000	15,000
88-880-60-00-6000	PROJECT COSTS	11,686	29,248	125,000	125,000	100,000	10,000	10,000	10,000	10,000
88-880-60-00-6011	PROPERTY ACQUISITION	-	-	-	370,000	-	-	-	-	-
88-880-60-00-6048	DOWNTOWN STREETSCAPE IMPROVEMENT	-	-	310,750	103,504	30,000	-	-	-	-
88-880-60-00-6079	ROUTE 47 EXPANSION	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420
Old Second Building - Installment Contract										
88-880-81-00-8000	PRINCIPAL PAYMENT	-	-	-	-	200,000	200,000	200,000	200,000	-
88-880-81-00-8050	INTEREST PAYMENT	-	-	-	-	28,000	21,000	14,000	7,000	-
88-880-99-00-9923	TRANSFER TO CITY-WIDE CAPITAL	13,500	-	-	-	-	-	-	-	-
	Expenditures	**52,651**	**54,498**	**478,530**	**641,284**	**431,079**	**304,079**	**297,079**	**290,079**	**83,079**
	Surplus(Deficit)	**7,564**	**14,609**	**(408,480)**	**(573,977)**	**(361,079)**	**(229,079)**	**(222,079)**	**(210,079)**	**(3,079)**
	Fund Balance	**239,096**	**253,703**	**(154,775)**	**(320,274)**	**(681,353)**	**(910,432)**	**(1,132,511)**	**(1,342,590)**	**(1,345,669)**

United City of Yorkville - Consolidated Budget

The table and graph below present the City's funds in aggregate, similar to that of a private business (for illustrative purposes only). All budgeted funds are included except for the following: Park & Recreation Capital portion of Vehicle and Equipment (25); Library Operations (82); Library Debt Service (83); Library Capital (84); Park & Recreation (79); and Recreation Center (80).

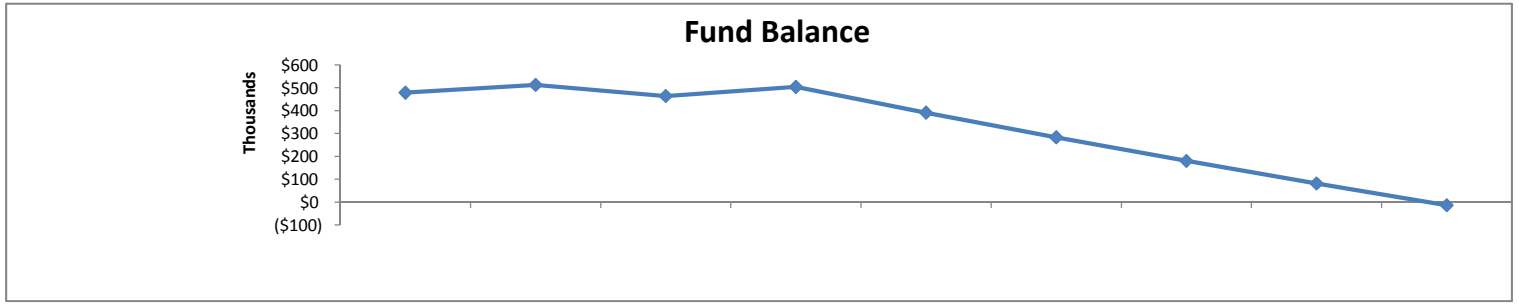
	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Taxes	10,481,261	10,734,104	10,729,798	11,073,462	11,216,905	11,503,724	11,769,837	12,046,924	12,325,153
Intergovernmental	3,235,575	3,013,271	3,974,062	3,217,115	3,071,862	3,450,664	3,499,261	3,143,730	3,189,089
Licenses & Permits	500,590	699,848	232,000	495,250	402,000	402,000	402,000	402,000	402,000
Fines & Forfeits	146,433	135,013	140,425	147,960	147,925	147,925	147,925	147,925	147,925
Charges for Service	5,841,529	7,250,288	7,167,750	7,570,728	7,666,955	7,613,239	7,831,147	8,058,696	8,296,330
Investment Earnings	33,856	15,542	7,950	36,900	23,750	18,750	15,000	9,250	8,750
Reimbursements	1,523,506	522,018	599,740	574,458	727,617	260,000	260,000	260,000	260,000
Land Cash Contributions	40,997	121,962	39,000	144,097	88,000	8,000	56,000	6,000	6,000
Miscellaneous	82,982	83,969	83,433	86,783	84,332	85,504	86,699	87,918	89,161
Other Financing Sources	9,404,991	7,525,100	1,555,828	7,940,595	2,866,200	1,952,841	1,902,345	1,717,179	1,717,179
Total Revenue	**31,291,720**	**30,101,115**	**24,529,986**	**31,287,348**	**26,295,546**	**25,442,647**	**25,970,214**	**25,879,622**	**26,441,587**
Expenditures									
Salaries	4,263,239	4,539,879	4,995,150	4,919,671	5,272,179	5,381,194	5,531,036	5,685,376	5,844,345
Benefits	2,638,019	2,771,286	3,161,031	3,056,625	3,469,312	3,681,292	3,908,775	4,149,123	4,403,025
Contractual Services	5,738,127	6,040,730	5,902,176	5,849,946	6,177,460	5,944,405	6,034,093	5,950,814	6,037,415
Supplies	735,944	666,617	863,627	831,022	897,274	902,581	923,167	944,977	968,085
Capital Outlay	4,684,018	4,997,968	9,060,689	8,233,923	5,539,062	3,121,038	2,983,551	1,916,577	1,866,714
Developer Commitment	62,922	32,890	33,872	33,872	34,888	35,939	28,204	-	-
Debt Service	3,679,708	3,799,830	4,111,637	3,973,453	4,244,012	4,436,730	4,644,360	4,528,636	3,827,637
Other Financing Uses	6,208,575	4,119,003	2,709,534	9,018,336	4,199,519	3,443,228	3,431,537	3,313,530	3,381,560
Total Expenditures	**28,010,552**	**26,968,203**	**30,837,716**	**35,916,848**	**29,833,706**	**26,946,407**	**27,484,723**	**26,489,033**	**26,328,781**
Surplus (Deficit)	3,281,168	3,132,912	(6,307,730)	(4,629,500)	(3,538,160)	(1,503,760)	(1,514,509)	(609,412)	112,806
Ending Fund Balance	**13,095,434**	**16,227,120**	**9,403,882**	**11,597,620**	**8,059,460**	**6,555,700**	**5,041,191**	**4,431,780**	**4,544,586**
	46.75%	*60.17%*	*30.49%*	*32.29%*	*27.01%*	*24.33%*	*18.34%*	*16.73%*	*17.26%*



Yorkville Public Library - Consolidated Budget

The table and graph below present the Library's funds in aggregate, similar to that of a private business (for illustrative purposes only). All budgeted Library funds are included: Library Operations (82); Library Debt Service (83); and Library Capital (84).

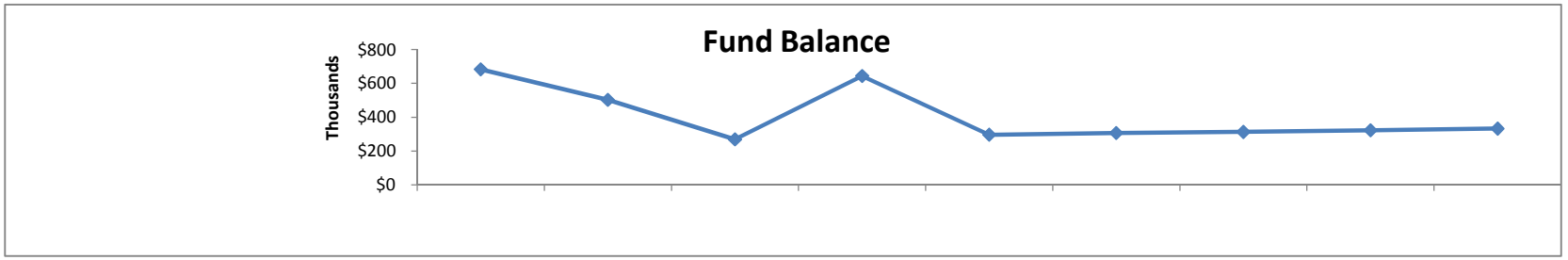
	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Taxes	1,354,712	1,369,150	1,394,490	1,372,091	1,403,263	1,447,885	1,465,973	1,509,487	1,523,195
Intergovernmental	26,934	26,475	22,450	18,294	22,450	22,450	22,450	22,450	22,450
Licenses & Permits	25,325	36,100	20,000	50,000	35,000	35,000	35,000	35,000	35,000
Fines & Forfeits	8,356	8,081	9,300	7,620	8,000	8,000	8,000	8,000	8,000
Charges for Service	10,841	9,191	11,500	10,008	10,000	10,000	10,000	10,000	10,000
Investment Earnings	1,362	567	360	1,145	810	810	810	810	810
Reimbursements	13,174	-	-	2,141	-	-	-	-	-
Miscellaneous	6,775	5,250	7,500	6,692	5,500	5,500	5,500	5,500	5,500
Other Financing Sources	28,676	29,030	39,068	31,877	30,236	31,810	33,479	35,248	37,123
Total Revenue	**1,476,155**	**1,483,844**	**1,504,668**	**1,499,868**	**1,515,259**	**1,561,455**	**1,581,212**	**1,626,495**	**1,642,078**
Expenditures									
Salaries	400,069	391,904	419,134	411,500	473,828	473,828	473,828	473,828	473,828
Benefits	157,525	151,698	181,638	161,483	182,877	191,873	201,547	211,951	223,142
Contractual Services	148,744	98,854	132,671	112,889	145,380	145,889	146,428	147,000	147,606
Supplies	53,556	53,675	32,395	63,457	62,500	62,510	62,510	62,510	62,510
Debt Service	731,321	749,846	752,771	752,771	760,396	792,101	797,013	827,088	827,088
Other Financing Uses	3,487	3,102	3,000	6,652	3,000	3,000	3,000	3,000	3,000
Total Expenditures	**1,494,702**	**1,449,079**	**1,521,609**	**1,508,752**	**1,627,981**	**1,669,201**	**1,684,326**	**1,725,377**	**1,737,174**
Surplus (Deficit)	(18,547)	34,765	(16,941)	(8,884)	(112,722)	(107,746)	(103,114)	(98,882)	(95,096)
Ending Fund Balance	**479,397**	**513,442**	**464,670**	**504,558**	**391,836**	**284,090**	**180,976**	**82,094**	**(13,002)**
	32.07%	*35.43%*	*30.54%*	*33.44%*	*24.07%*	*17.02%*	*10.74%*	*4.76%*	*-0.75%*



Yorkville Parks and Recreation - Consolidated Budget

The table and graph below present the Park & Recreation funds in aggregate, similar to that of a private business (for illustrative purposes only). All budgeted Park & Recreation funds are included: Parks & Recreation (79); Recreation Center (80); and the Parks & Recreation Capital portion of Vehicle & Equipment (25).

	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted Budget	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Revenue									
Charges for Service	463,014	410,094	430,000	512,886	397,500	397,500	397,500	397,500	397,500
Investment Earnings	1,010	412	400	430	430	400	400	400	400
Reimbursements	105,273	12,890	-	241	-	-	-	-	-
Miscellaneous	177,755	219,704	181,000	204,100	196,000	196,000	196,000	196,000	196,000
Other Financing Sources	1,277,606	1,077,631	1,118,638	1,366,810	1,308,583	1,461,577	1,498,713	1,564,103	1,630,258
Total Revenue	**2,024,658**	**1,720,731**	**1,730,038**	**2,084,467**	**1,902,513**	**2,055,477**	**2,092,613**	**2,158,003**	**2,224,158**
Expenditures									
Salaries	775,138	723,194	816,544	826,000	903,518	926,408	949,985	974,269	999,282
Benefits	338,380	325,538	385,075	387,961	453,922	476,776	509,931	545,565	583,774
Contractual Services	379,143	252,958	260,710	321,158	274,220	274,983	275,792	276,650	277,559
Supplies	316,864	474,571	334,666	351,769	345,651	364,897	348,225	349,640	351,148
Capital Outlay	111,937	124,165	54,000	53,908	270,441	-	-	-	-
Debt Service	2,219	2,219	2,219	2,219	2,219	2,219	2,219	2,219	2,218
Total Expenditures	**1,923,681**	**1,902,645**	**1,853,214**	**1,943,015**	**2,249,971**	**2,045,283**	**2,086,152**	**2,148,343**	**2,213,981**
Surplus (Deficit)	100,977	(181,914)	(123,176)	141,452	(347,458)	10,194	6,461	9,660	10,177
Ending Fund Balance	**683,219**	**502,603**	**269,255**	**644,055**	**296,597**	**306,791**	**313,252**	**322,912**	**333,089**
	35.52%	26.42%	14.53%	33.15%	13.18%	15.00%	15.02%	15.03%	15.04%



Account Number	Description		FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
	CITY										
		Cash Flow - Surplus(Deficit)									
		General	965,473	865,648	(450,832)	200,116	(499,244)	(559,000)	(565,322)	(518,331)	(662,220)
		Fox Hill	4,328	(19,242)	(4,260)	(4,070)	(13,635)	4,338	4,338	3,138	3,138
		Sunflower	(22,681)	(11,067)	2,858	12,331	(16,255)	4,822	4,822	3,382	3,382
	Operating Funds	Motor Fuel Tax	(110,173)	(37,056)	(228,003)	(182,331)	(262,021)	(154,733)	(155,149)	(113,510)	(15,479)
	Operating Funds	City Wide Capital	4,008,152	(1,680,799)	(1,973,009)	(1,945,406)	(913,761)	(144,741)	(68,212)	46,606	21,606
	Operating Funds	Vehicle & Equipment	(132,229)	21,331	(51,565)	-	-	-	-	-	-
	Operating Funds	Debt Service	2,524	(7,842)	-	-	-	-	-	-	-
		Water	(250,935)	4,096,296	(2,836,521)	(2,049,983)	(860,736)	65,332	(1,051,655)	(97,040)	481,657
		Sewer	(1,049,565)	(258,727)	(430,304)	(256,044)	(401,058)	(523,146)	131,434	267,574	274,953
		Land Cash	(70,555)	94,888	35,145	116,263	(271,855)	(29,354)	406,000	6,000	6,000
		Countryside TIF	(70,735)	54,873	37,241	53,601	61,484	61,801	1,314	2,848	2,848
		Downtown TIF	7,564	14,609	(408,480)	(573,977)	(361,079)	(229,079)	(222,079)	(210,079)	(3,079)
			3,281,168	**3,132,912**	**(6,307,730)**	**(4,629,500)**	**(3,538,160)**	**(1,503,760)**	**(1,514,509)**	**(609,412)**	**112,806**
		Cash Flow - Fund Balance									
		General	4,826,059	5,691,706	5,360,499	5,891,822	5,392,578	4,833,578	4,268,256	3,749,925	3,087,705
		Fox Hill	15,462	(3,780)	(9,900)	(7,850)	(21,485)	(17,147)	(12,809)	(9,671)	(6,533)
		Sunflower	(20,108)	(31,175)	(36,499)	(18,844)	(35,099)	(30,277)	(25,455)	(22,073)	(18,691)
	Operating Funds	Motor Fuel Tax	920,282	883,223	484,079	700,892	438,871	284,138	128,989	15,479	-
	Operating Funds	City Wide Capital	4,684,706	3,003,908	649,209	1,058,502	144,741	-	(68,212)	(21,606)	-
	Operating Funds	Vehicle & Equipment	(20,106)	-	-	-	-	-	-	-	-
	Operating Funds	Debt Service	7,842	-	-	-	-	-	-	-	-
		Water	1,099,988	5,196,289	2,434,477	3,146,306	2,285,570	2,350,902	1,299,247	1,202,208	1,683,865
		Sewer	1,829,603	1,570,874	977,023	1,314,830	913,772	390,626	522,060	789,634	1,064,587
		Land Cash	117,430	212,318	220,320	328,581	56,726	27,372	433,372	439,372	445,372
		Countryside TIF	(604,820)	(549,946)	(520,551)	(496,345)	(434,861)	(373,060)	(371,746)	(368,898)	(366,050)
		Downtown TIF	239,096	253,703	(154,775)	(320,274)	(681,353)	(910,432)	(1,132,511)	(1,342,590)	(1,345,669)
			13,095,434	**16,227,120**	**9,403,882**	**11,597,620**	**8,059,460**	**6,555,700**	**5,041,191**	**4,431,780**	**4,544,586**

Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Park & Recreation										
	Cash Flow - Surplus(Deficit)									
	Vehicle & Equipment	90,061	(125,067)	18,831	268,239	(270,080)	331	331	331	332
	Park & Rec	11,053	(56,773)	(142,007)	(126,787)	(77,378)	9,863	6,130	9,329	9,845
		101,114	**(181,840)**	**(123,176)**	**141,452**	**(347,458)**	**10,194**	**6,461**	**9,660**	**10,177**
	Cash Flow - Fund Balance									
	Vehicle & Equipment	125,683	1,841	-	270,080	-	331	662	993	1,325
	Park & Rec	557,536	500,762	269,255	373,975	296,597	306,460	312,590	321,919	331,764
		683,219	**502,603**	**269,255**	**644,055**	**296,597**	**306,791**	**313,252**	**322,912**	**333,089**
Library										
	Cash Flow - Surplus(Deficit)									
	Library Ops	(4,391)	32,673	(25,056)	(18,786)	(112,732)	(107,746)	(103,114)	(98,882)	(95,096)
	Library Debt Service	-	-	-	-	-	-	-	-	-
	Library Capital	(14,156)	2,092	8,115	9,902	10	-	-	-	-
		(18,547)	**34,765**	**(16,941)**	**(8,884)**	**(112,722)**	**(107,746)**	**(103,114)**	**(98,882)**	**(95,096)**
	Cash Flow - Fund Balance									
	Library Ops	466,683	499,355	435,726	480,569	367,837	260,091	156,977	58,095	(37,001)
	Library Debt Service	-	-	-	-	-	-	-	-	-
	Library Capital	12,714	14,087	28,944	23,989	23,999	23,999	23,999	23,999	23,999
		479,397	**513,442**	**464,670**	**504,558**	**391,836**	**284,090**	**180,976**	**82,094**	**(13,002)**

Account Number	Description		FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Allocated Insurance Expenditures - Aggregated											
		Liability Insurance	309,652	342,016	367,143	356,190	377,561	400,215	424,228	449,682	476,663
		Unemployment Ins	9,042	21,606	25,500	11,530	24,000	24,000	24,000	24,000	24,000
	City	***Health Insurance***	1,291,986	1,252,720	1,504,421	1,419,926	1,654,724	1,787,102	1,930,069	2,084,475	2,251,232
	City	**Net Ins Costs**	**1,291,986**	**1,252,720**	**1,504,421**	**1,419,926**	**1,654,724**	**1,787,102**	**1,930,069**	**2,084,475**	**2,251,232**
	City	**Dental Insurance**	**92,816**	**98,823**	**115,763**	**103,984**	**114,578**	**120,308**	**126,323**	**132,641**	**139,274**
	City	**Vision Insurance**	**9,952**	**12,661**	**13,036**	**12,739**	**13,636**	**14,047**	**14,468**	**14,901**	**15,348**
	Library	***Health Insurance***	72,838	68,514	83,960	75,000	88,996	96,116	103,805	112,109	121,078
	Lib	**Net Ins Costs**	**72,838**	**68,514**	**83,960**	**75,000**	**88,996**	**96,116**	**103,805**	**112,109**	**121,078**
		Dental Insurance	**4,728**	**5,034**	**5,638**	**5,286**	**5,550**	**5,828**	**6,119**	**6,425**	**6,746**
		Vision Insurance	**455**	**651**	**651**	**651**	**670**	**690**	**711**	**732**	**754**
Property Taxes											
		Corporate	2,277,087	2,278,321	2,219,203	2,206,925	2,124,299	2,166,785	2,210,121	2,254,323	2,299,409
		Police Pension	624,168	703,105	825,413	817,490	966,211	1,016,211	1,066,211	1,116,211	1,166,211
		Total City Capped	2,901,255	2,981,426	3,044,616	3,024,415	3,090,510	3,182,996	3,276,332	3,370,534	3,465,620
			6.84%	*2.76%*	*2.12%*	*1.44%*	*2.19%*	*2.99%*	*2.93%*	*2.88%*	*2.82%*
		Non-Abatement of Debt Service	333,194	164,852	47,497	47,070	-	-	-	-	-
			-53.73%	-50.52%	-71.19%	-71.45%	-	-	-	-	-
		Total City	**3,234,449**	**3,146,278**	**3,092,113**	**3,071,485**	**3,090,510**	**3,182,996**	**3,276,332**	**3,370,534**	**3,465,620**
			-5.86%	***-2.73%***		***-2.38%***	***0.62%***	***2.99%***	***2.93%***	***2.88%***	***2.82%***
		Library Operations	626,950	622,529	644,719	626,183	645,867	658,784	671,960	685,399	699,107
		Library Debt Service	727,762	746,621	749,771	745,908	757,396	789,101	794,013	824,088	824,088
		Total Library	**1,354,712**	**1,369,150**	**1,394,490**	**1,372,091**	**1,403,263**	**1,447,885**	**1,465,973**	**1,509,487**	**1,523,195**
		Special Service Areas	25,953	25,680	27,465	27,719	22,845	44,360	44,360	44,360	44,360
			129.35%	**-1.05%**	**6.95%**	**7.94%**	**-17.58%**	**94.18%**	**0.00%**	**0.00%**	**0.00%**

Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
	TIF Districts	69,322	212,652	270,000	282,667	295,000	300,000	300,000	305,000	305,000
		73.39%	**206.76%**	**26.97%**	**32.92%**	**4.36%**	**1.69%**	**0.00%**	**0.00%**	**0.00%**
	Road & Bridge Tax	171,756	148,223	150,000	145,522	150,000	150,000	155,000	155,000	155,000
		1.95%	**-13.70%**	**1.20%**	**-1.82%**	**3.08%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**
	Grand Total	**4,856,192**	**4,901,983**	**4,934,068**	**4,899,484**	**4,961,618**	**5,125,241**	**5,241,665**	**5,384,381**	**5,493,175**
			0.94%	*0.65%*	*-0.05%*	*1.27%*	*3.30%*	*2.27%*	*2.72%*	*2.02%*
	Total Debt Service Payments	**4,474,317**	**4,639,638**	**4,917,342**	**4,779,158**	**4,149,713**	**4,395,515**	**3,633,857**	**3,609,008**	**3,609,008**
	Principal	3,019,691	3,121,245	3,356,544	3,356,544	3,023,960	3,369,497	2,721,527	2,790,882	2,793,188
	Interest	1,454,626	1,518,393	1,560,798	1,422,614	1,125,753	1,026,018	912,330	818,126	815,820
	Building Permits Revenue	**123,702**	**163,107**	**130,000**	**260,000**	**200,000**	**200,000**	**200,000**	**200,000**	**200,000**
	Aggregated Salary & Wage Information									
	City Salaries									
	Full Time	4,683,803	4,912,376	5,248,141	5,269,833	5,612,333	5,780,702	5,954,121	6,132,745	6,316,727
	Overtime	95,748	110,883	144,000	143,050	144,000	144,000	144,000	144,000	144,000
	Part Time	258,826	239,814	393,089	332,788	392,900	382,900	382,900	382,900	382,900
	Total	**5,038,377**	**5,263,073**	**5,785,230**	**5,745,671**	**6,149,233**	**6,307,602**	**6,481,021**	**6,659,645**	**6,843,627**
	Lib Salaries									
	Full Time	210,198	201,312	217,309	213,500	223,828	223,828	223,828	223,828	223,828
	Part Time	189,871	190,592	201,825	198,000	250,000	250,000	250,000	250,000	250,000
	Total	**400,069**	**391,904**	**419,134**	**411,500**	**473,828**	**473,828**	**473,828**	**473,828**	**473,828**
	Total Salaries									
	Full Time	4,894,001	5,113,688	5,465,450	5,483,333	5,836,161	6,004,530	6,177,949	6,356,573	6,540,555
	Overtime	95,748	110,883	144,000	143,050	144,000	144,000	144,000	144,000	144,000
	Part Time	448,697	430,406	594,914	530,788	642,900	632,900	632,900	632,900	632,900
	Total	**5,438,446**	**5,654,977**	**6,204,364**	**6,157,171**	**6,623,061**	**6,781,430**	**6,954,849**	**7,133,473**	**7,317,455**

Account Number	Description		FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
	Aggregated Benefit Information										
	City	**Benefits**									
		IMRF	286,165	278,936	294,981	304,165	336,851	348,357	373,109	399,688	427,860
		Police Pension	624,168	722,940	825,413	825,413	966,211	1,016,211	1,066,211	1,116,211	1,166,211
		FICA	369,532	384,640	428,199	427,839	454,940	468,589	482,648	497,128	512,043
		Total	**1,279,865**	**1,386,516**	**1,548,593**	**1,557,417**	**1,758,002**	**1,833,157**	**1,921,968**	**2,013,027**	**2,106,114**
	Lib	**Benefits**									
		IMRF	23,897	21,767	23,470	23,470	24,435	24,435	24,435	24,435	24,435
		FICA	29,991	29,361	31,448	31,448	35,587	35,587	35,587	35,587	35,587
		Total	**53,888**	**51,128**	**54,918**	**54,918**	**60,022**	**60,022**	**60,022**	**60,022**	**60,022**
	Total	**Benefits**									
		IMRF	310,062	300,703	318,451	327,635	361,286	372,792	397,544	424,123	452,295
		Police Pension	624,168	722,940	825,413	825,413	966,211	1,016,211	1,066,211	1,116,211	1,166,211
		FICA	399,523	414,001	459,647	459,287	490,527	504,176	518,235	532,715	547,630
		Total	**1,333,753**	**1,437,644**	**1,603,511**	**1,612,335**	**1,818,024**	**1,893,179**	**1,981,990**	**2,073,049**	**2,166,136**
	Selected Capital Projects - Aggregated > $500,000										
		Route 47 Expansion Project	**357,579**	**337,766**	**337,766**	**337,766**	**337,766**	**337,766**	**337,766**	**337,766**	**337,766**
		MFT	73,787	73,787	73,787	73,787	73,787	73,787	73,787	73,787	73,787
		Water	197,544	197,544	197,544	197,544	197,544	197,544	197,544	197,544	197,544
		Sewer	78,828	59,015	59,015	59,015	59,015	59,015	59,015	59,015	59,015
		Downtown TIF	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420
		Road to Better Roads Program	**1,204,580**	**1,294,265**	**1,700,000**	**1,456,313**	**1,150,000**	**1,100,000**	**975,000**	**925,000**	**843,137**
		MFT	269,813	300,000	300,000	300,000	300,000	250,000	250,000	200,000	93,137
		City-Wide Capital	405,718	509,430	950,000	698,975	400,000	400,000	275,000	275,000	300,000
		Water	277,372	259,341	250,000	292,338	250,000	250,000	250,000	250,000	250,000
		Sewer	251,677	225,494	200,000	165,000	200,000	200,000	200,000	200,000	200,000
		Kennedy Road Bike Trail	-	**1**	-	-	-	-	-	-	-
		City-Wide	37,438	109,946	408,900	3,094	446,041	-	-	-	-
		Grant Proceeds	(29,711)	(71,327)	(114,160)	(2,475)	(133,424)	-	-	-	-
		P4P Proceeds	(7,727)	(38,618)	(294,740)	(619)	(312,617)	-	-	-	-

Account Number	Description	FY 2015 Actual	FY 2016 Actual	FY 2017 Adopted	FY 2017 Projected	FY 2018 Proposed	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected
Selected Capital Projects - Aggregated > $500,000 continued										
	Game Farm Road Project	**391,470**	**1,377,783**	**415,000**	**336,058**	-	-	-	-	-
	MFT	73,450	-	-	-	-	-	-	-	-
	Grant Proceeds	(36,200)	-	-	-	-	-	-	-	-
	City-Wide	354,220	1,377,783	415,000	336,058	-	-	-	-	-
	Countryside Parkway	-	**585,222**	**3,710,000**	**3,712,842**	**768,753**	-	-	-	-
	City-Wide	-	117,202	770,000	1,136,479	645,940	-	-	-	-
	Water	-	468,020	2,940,000	2,576,363	122,813	-	-	-	-
	Well Rehabs	-	**128,876**	**124,000**	**183,119**	**203,000**	-	**148,000**	-	-
	Water	-	128,876	124,000	183,119	203,000	-	148,000	-	-
	Rte 71 Water/Sewer Main Replacement	-	**15,955**	**5,000**	**41,582**	**18,000**	**444,960**	**111,240**	-	-
	Water	-	15,955	5,000	33,681	14,580	302,400	75,600	-	-
	Sewer	-	-	-	7,901	3,420	142,560	35,640	-	-
	Sanitary Sewer Lining	**98,029**	-	-	-	-	-	-	-	-
	Sewer	98,029	-	200,000	200,000	200,000	200,000	200,000	200,000	200,000
	I&I Reimbursement	-	-	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)
	Wrigley Rte 47 (EDP) Expansion	-	**5,354**	-	**287**	-	-	-	-	-
	City-Wide	-	57,430	655,062	420,249	65,200	-	-	-	-
	Grant Proceeds	-	(52,076)	(655,062)	(419,962)	(65,200)	-	-	-	-
	US 34 (Center / Eldamain Rd)	-	-	-	-	**151,300**	**151,300**	**151,400**	-	-
	City-Wide	-	-	-	-	151,300	151,300	151,400	-	-
	Center / Countryside LAFO	-	-	-	-	**522,000**	-	-	-	-
	City-Wide	-	-	-	-	522,000	-	-	-	-