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

NOTICE

I, Mayor Gary J. Golinski, call a Special City Council meeting on Tuesday, January 29, 2019 at 7:00 p.m., pursuant to the Open Meetings Act (5 ILCS 120/). The agenda for this meeting is attached to this notice.

Dated this 24th day of January, 2019.

Gary J. Golinski

Mayor Gary J. Golinski

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

AGENDA
SPECIAL CITY COUNCIL MEETING
Tuesday, January 29, 2019
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	Seaver Tarulis
Ken Koch	Arden Joe Plocher	Joel Frieders	Jason Peterson

Establishment of Quorum:

Amendments to Agenda:

Presentations:

1. Presentation to Eagle Scout – Nicholas Krauss

Public Hearings:

Citizen Comments on Agenda Items:

Consent Agenda:

1. PS 2018-16 Ordinance Amending the Yorkville City Code Liquor Control Regarding Restrictions Concerning Minors – *authorize the Mayor and City Clerk to execute*
2. PS 2019-04 Ordinance Amending the Regulations of a Class M Microbrewery/Brewpub Liquor License and Creating a New Class L Brewery Liquor License – *authorize the Mayor and City Clerk to execute*
3. PW 2019-04 Riverfront and Bristol Bay Parking Improvements – Change Order No. 1 – *authorize the Mayor to execute*
4. PW 2019-05 Autumn Creek – Unit 2C Bond Release – *authorize the release of the maintenance bond (Westchester Fire Insurance Co. #K082230456-M in the amount of $240,015.05)*
5. PW 2019-06 Bristol Bay – Unit 11 Bond Release – *authorize the release of the maintenance bond (Arch Insurance #SU1147043 in the amount of $16,159.00)*
6. PW 2019-07 MFT Resolution for 2019 Road to Better Roads Program – *authorize the City Clerk to execute*

Minutes for Approval:

Bills for Payment (Informational): $1,113,253.27

Mayor's Report:

1. CC 2019-05 Resolution Approving an Application to Omni TRAX, Inc. for a Public Grade Crossing Over Hoover Drive at the Hoover Drive Forest Preserve
2. ADM 2018-100 Ordinance Abating Special Service Area Taxes for Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (Autumn Creek Project and Bristol Bay I Project)

Public Works Committee Report:

1. PW 2018-93 Ordinance Establishing Special Service Area Number 2019-1 in the United City of Yorkville, Kendall County, Illinois (Prestwick/The Highlands at Ashley Pointe)

Economic Development Committee Report:

1. EDC 2018-78 Ordinance Establishing Regulations for Mobile Vendor Vehicles and Truck Rally Special Events

Public Safety Committee Report:

1. PS 2018-18 Ordinance Amending Title 3, Chapter 13 of the Code of Ordinances (Licensing Requirements for Resale Dealers)
2. PS 2019-03 Ordinance Amending the Regulations for Licensed Massage Establishments

Administration Committee Report:

Park Board:

1. CC 2019-06 Baseball and Softball Uniforms and Equipment Request for Proposal
2. CC 2019-07 Program Catalog Request for Proposal

Planning and Zoning Commission:

1. PZC 2018-14 Ordinance Approving a Fourth Amendment to the Planned Unit Development Agreement Between the United City of Yorkville and CalAtlantic Group, Inc. (Windett Ridge Subdivision)
2. PZC 2018-19 Ordinance Amending the Yorkville Zoning Ordinance by Revising the Definition of Microbrewery and Adding Breweries as Permitted Uses in Manufacturing Districts and Special Uses in the Business Districts
3. PZC 2018-21 Ordinance Amending the Zoning Ordinance by Adding the Regulations for Mobile Food and Retail Vendor Vehicles

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Additional Business:

Executive Session:

1. For litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

Citizen Comments:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: February 20, 2019 – 6:00 p.m. – City Hall Conference Room

Committee		Departments	Liaisons
Chairman:	Alderman Milschewski	Finance	Library
Vice-Chairman:	Alderman Plocher	Administration	
Committee:	Alderman Funkhouser		
Committee:	Alderman Peterson		

ECONOMIC DEVELOPMENT: February 5, 2019 – 6:00 p.m. – City Hall Conference Room

Committee		Departments	Liaisons
Chairman:	Alderman Koch	Community Development	Planning & Zoning Commission
Vice-Chairman:	Alderman Colosimo	Building Safety & Zoning	Kendall Co. Plan Commission
Committee:	Alderman Frieders		
Committee:	Alderman Peterson		

PUBLIC SAFETY: April 4, 2019 – 6:30 p.m. – City Hall Conference Room

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

PUBLIC WORKS: February 19, 2019 – 6:00 p.m. – City Hall Conference Room

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

UNITED CITY OF YORKVILLE
WORKSHEET
SPECIAL CITY COUNCIL
Tuesday, January 29, 2019
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

PRESENTATIONS:

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1. Presentation to Eagle Scout – Nicholas Krauss

CITIZEN COMMENTS ON AGENDA ITEMS:

CONSENT AGENDA:

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1. PS 2018-16 Ordinance Amending the Yorkville City Code Liquor Control Regarding Restrictions Concerning Minors

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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2. PS 2019-04 Ordinance Amending the Regulations of a Class M Microbrewery/Brewpub Liquor License and Creating a New Class L Brewery Liquor License

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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3. PW 2019-04 Riverfront and Bristol Bay Parking Improvements – Change Order No. 1

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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4. PW 2019-05 Autumn Creek – Unit 2C Bond Release
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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5. PW 2019-06 Bristol Bay – Unit 11 Bond Release
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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6. PW 2019-07 MFT Resolution for 2019 Road to Better Roads Program
   - ☐ 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 2019-05 Resolution Approving an Application to Omni TRAX, Inc. for a Public Grade Crossing Over Hoover Drive at the Hoover Drive Forest Preserve
   ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   ☐ Removed _____
   ☐ Notes _____

   _____

   _____

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2. ADM 2018-100 Ordinance Abating Special Service Area Taxes for Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (Autumn Creek Project and Bristol Bay I Project)
   ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   ☐ Removed _____
   ☐ Notes _____

   _____

   _____

PUBLIC WORKS COMMITTEE REPORT:

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1. PW 2018-93 Ordinance Establishing Special Service Area Number 2019-1 in the United City of Yorkville, Kendall County, Illinois (Prestwick/The Highlands at Ashley Pointe)

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

☐ Removed _____

☐ Notes _____

_____

_____

ECONOMIC DEVELOPMENT COMMITTEE REPORT:

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1. EDC 2018-78 Ordinance Establishing Regulations for Mobile Vendor Vehicles and Truck Rally Special Events

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

☐ Removed _____

☐ Notes _____

_____

_____

PUBLIC SAFETY COMMITTEE REPORT:

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1. PS 2018-18 Ordinance Amending Title 3, Chapter 13 of the Code of Ordinances (Licensing Requirements for Resale Dealers)

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

☐ Removed _____

☐ Notes _____

_____

_____

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2. PS 2019-03 Ordinance Amending the Regulations for Licensed Massage Establishments
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

PARK BOARD:

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1. CC 2019-06 Baseball and Softball Uniforms and Equipment Request for Proposal
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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2. CC 2019-07 Program Catalog Request for Proposal
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

PLANNING AND ZONING COMMISSION:

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1. PZC 2018-14 Ordinance Approving a Fourth Amendment to the Planned Unit Development Agreement Between the United City of Yorkville and CalAtlantic Group, Inc. (Windett Ridge Subdivision)

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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2. PZC 2018-19 Ordinance Amending the Yorkville Zoning Ordinance by Revising the Definition of Microbrewery and Adding Breweries as Permitted Uses in Manufacturing Districts and Special Uses in the Business Districts

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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3. PZC 2018-21 Ordinance Amending the Zoning Ordinance by Adding the Regulations for Mobile Food and Retail Vendor Vehicles

   ☐ 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

PS 2018-16

Agenda Item Summary Memo

Title: Liquor Code Amendment – Employment of Minors

Meeting and Date: Special City Council – January 29, 2019

Synopsis: Please see attached.

Council Action Previously Taken:

Date of Action: PS 01-03-19 Action Taken: Moved forward to CC consent agenda.

Item Number: PS 2018-16

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Erin Willrett (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: Public Safety Committee
From: Erin Willrett, Assistant City Administrator
CC: Bart Olson, City Administrator
Lisa Pickering, Deputy Clerk
Date: January 3, 2019
Subject: Liquor Code Amendment – Employment of Minors

Summary

Consideration of an amendment to the liquor code regarding employment of minors.

Background

The current liquor code contains conditions on employment of minors that allows for different ages to be able to serve/sell alcohol based on the type of business. For instance, businesses that sell package alcohol can only permit persons twenty-one years of age and older to sell package alcohol, however; for businesses such as restaurants that are not predominantly in business for the sale of alcohol, it allows for persons age 18 years and older to serve/sell alcohol.

State law allows for persons age 18 years of age and older to serve/sell alcohol, no matter what type of establishment holds the liquor license as long as there is not a local ordinance in place that is more restrictive. The proposed amendment changes the liquor code to allow persons age 18 years and older to be able to serve/sell alcohol in all liquor license categories.

A red-lined version of city code is provided to show the two sections of the liquor code that refer to restrictions on employment of minors.

Update

This was last discussed at the July 2018 Public Safety Committee meeting. Discussion focused around regulations for transport and delivery alcohol. After looking into this further, it is recommended to amend Section 3-3-12, paragraph I in entirety, delete Section 3-3-14, Paragraph F in its entirety and add a NEW Section 3-3-21 Alcohol Delivery Service. This NEW section addresses vehicle transport of alcoholic liquor. The individual making the delivery must be twenty-one (21) or older. Payments cannot be accepted nor can orders be placed at the delivery location. A record shall be kept by the company indicating the purchaser's name, address, driver's license/state id number, time, date and place of delivery and the individual deliverer's identity.

Recommendation

Staff recommends approval of the attached ordinance.

Ordinance No. 2019-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING THE YORKVILLE CITY CODE LIQUOR CONTROL REGARDING RESTRICTIONS CONCERNING MINORS

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

WHEREAS, the Mayor and City Council desire to amend the Yorkville City Code by setting forth restrictions on the delivery, sale or offering of alcoholic beverages by minors.

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 Title 3, Chapter 3 of the Yorkville City Code is hereby amended by deleting Section 3-3-12, paragraph I in the entirety and replacing it with the following:

> "I. *Employment of Minors*. No licensee or his/her representative, agent or employee shall permit any person under the age of eighteen (18) years to act as his or her agent, servant, employee, entertainer, or clerk in delivering, offering or selling of package alcoholic beverages or serving, selling or offering alcoholic beverages for consumption on the premises; provided, however, that licensees whose businesses are not predominantly the sale of alcoholic liquor, such as restaurants, clubs, hotels, bowling alleys, grocery stores, gas stations, food convenience stores, and drugstores, may employ persons under eighteen (18) years of age, otherwise qualified by law for such employment, or for those portions of his/her business not related to the serving, selling, or offering of alcoholic beverages."

Section 2. That Title 3, Chapter 3 of the Yorkville City Code is hereby amended by deleting Paragraph F of Section 3-3-14:

> "F. It shall be unlawful for any person under the age of twenty-one (21) years to have in his or her possession of any alcoholic liquor on any street, highway, public place open to the public or in any other place; provided, however, such prohibition does not apply to the possession by a person under the age of twenty-

one (21) years making a delivery of an alcoholic liquor in the course of his employment as long as such employment is not prohibited under the provisions of this title."

Section 3. That Title 3, Chapter 3 of the Yorkville City Code is hereby amended by adding the following NEW Section 3-3-21 Alcohol Delivery Service:

"Alcoholic liquor delivered to any address located within the City which does not hold a valid liquor license is subject to the following restrictions:

A. Alcoholic liquor must be delivered by an individual of at least twenty one (21) years of age or older.

B. Deliveries must not be between the hours of one o'clock (1:00) A.M. and six o'clock (6:00) A.M. Sunday through Thursday and two o'clock (2:00) A.M. and six o'clock (6:00) A.M. on Friday and Saturday.

C. Payments may not be accepted nor orders placed at the delivery location.

D. The express company, common carrier or contract carrier or agent of a liquor license holder that carries or transports alcoholic liquor into or within the City shall not deliver or leave such deliveries without requiring a signature of an individual twenty-one (21) years of age or older.

E. Adequate evidence for proof of age should be produced to the delivery agent in all instances of delivery.

F. A record shall be kept by the express company, common carrier or contract carrier or agent of a liquor license holder who delivers alcoholic liquor into or within the City indicating the purchaser's name, address, driver's license/state identification number, time, date and place of delivery and the individual deliverer's identity."

Section 4. 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 _____, 2019.

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

APPROVED:

_____
Mayor

Attest:

_____
City Clerk

3-3-12: CONDITIONS OF LICENSE:

I. Employment Of Minors.~~:~~ No licensee or his/her representative, agent or employee shall permit any person under the age of eighteen (18) ~~twenty one (21)~~ years to act as his or her agent, ~~barkeeper,~~ servant, employee, entertainer, or clerk in delivering, offering or selling of package alcoholic beverages or serving, selling or offering alcoholic beverages for consumption on the premises ~~for sale~~; provided, however, that licensees whose businesses are not predominantly the sale of alcoholic liquor, such as restaurants, clubs, hotels, bowling alleys, grocery stores, gas stations, food convenience stores, and drugstores, may employ persons under eighteen (18) ~~twenty one (21)~~ years of age, otherwise qualified by law for such employment, or for ~~in connection with~~ those portions of his/her business not related to the serving, selling, or offering of alcoholic beverages~~sale of package liquor~~. (Ord. 1998-2, 1-22-1998, eff. 5-1-1998)

3-3-14: RESTRICTIONS CONCERNING UNFIT PERSONS AND MINORS:

~~F. It shall be unlawful for any person under the age of twenty- one (21) years to have in his or her possession of any alcoholic liquor on any street, highway, public place open to the public, or in any other place; provided, however, such . This prohibition does not apply to the possession by a person under the age of twenty- one (21) years making a delivery of an alcoholic liquor in the course of his employment as long as such employment is not prohibited under the provisions of this title.~~

3-3-21: ALCOHOL DELIVERY SERVICE:

Alcoholic liquor delivered to any address located within the City which does not hold a valid liquor license is subject to the following restrictions:

A. Alcoholic liquor must be delivered by an individual of at least twenty one (21) years of age or older.

B. Deliveries must not be between the hours of one o'clock (1:00) A.M. and six o'clock (6:00) A.M. Sunday through Thursday and two o'clock (2:00) A.M. and six o'clock (6:00) A.M. on Friday and Saturday.

C. Payments may not be accepted nor orders placed at the delivery location.

D. The express company, common carrier or contract carrier or agent of a liquor license holder that carries or transports alcoholic liquor into or within the City shall not deliver or leave such deliveries without requiring a signature of an individual twenty one (21) years of age or older.

E. Adequate evidence for proof of age should be produced to the delivery agent in all instances of delivery.

F. A record shall be kept by the express company, common carrier or contract carrier or agent of a liquor license holder who delivers alcoholic liquor into or within the City indicating the purchaser's name, address, driver's license/state identification number, time, date and place of delivery and the individual deliverer's identity.

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

Agenda Item Number

Consent Agenda #2

Tracking Number

PS 2019-04

Agenda Item Summary Memo

Title: Liquor Code Amendments – Brewery and Microbrewery/Brewpub

Meeting and Date: Special City Council – January 29, 2019

Synopsis: Please see attached.

Council Action Previously Taken:

Date of Action: PS 01-03-19 Action Taken: Moved forward to CC consent agenda.

Item Number: PS 2019-04

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Erin Willrett (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: Public Safety Committee
From: Erin Willrett, Assistant City Administrator
CC: Bart Olson, City Administrator
Lisa Pickering, Deputy City Clerk
Date: January 3, 2019
Subject: Liquor License Ordinance Amendment – Microbrewery/brewpub revisions and the addition of Brewery

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Summary

Review of proposal to amend the Liquor Code to include a new class, Brewery and amend the definition of Class M – Microbrewery/brewpub.

Background

In 2010 the City Council amended the Liquor Code to include a new classification of liquor license, Class M – Microbreweries/Brewpubs. Staff continues to look to the future of economic development that is coming to the area and is now proposing to add an additional liquor classification, Class L – Brewery. In creating the new classification, staff is proposing to amend the definition of liquor class of "Microbrewery/Brewpub" to allow no more than 155,000 gallons of beer per year for sale to mirror the maximum production amount allowed by State Statute for liquor license classification purposes. The proposed new Class L license – Brewery will also reflect the production amount allowed by State Statute and the proposed license fee remains the same as the current Microbrewery/brewpub license fee. The Liquor Code amendments are proposed to be the following:

Title 3 Chapter 3 Section 3-3-4 CLASSES OF LICENSES:
CURRENT LANGUAGE – Class M – Microbrewery/brewpub.
A restaurant-brewery that brews beer primarily for sale in a restaurant and is dispensed directly from the brewery's storage tanks.

a. Authorizes the licensee to manufacture beer products on the licensed premises and to make sales at retail of alcoholic liquor, including, but not limited to, the manufactured beer products for both on premises and off premises consumption. All sales must be in a hand capped, sealed container with a total maximum production of fifteen thousand (15,000) barrels per calendar year (465,000 gallons) inclusive of on premises and off premises sales. One U.S. barrel is equivalent to thirty one (31) gallons. Microbrewery/brewpub operations will be ancillary to a restaurant or eating establishment, and the brewing component of the facility shall not be more than twenty five percent (25%) of the total floor area.

AMENDED LANGUAGE - Class M - Microbrewery/brewpub.
A restaurant that manufactures only at the designated licensed premises less than 155,000 gallons of beer per year for sale primarily in the restaurant on the premises for either on premise or off premise consumption. Sales may also be made to importing distributors, distributors and to non-licensees for use and consumption. The microbrewery/brewpub operations will be ancillary to a restaurant or eating establishment, and the brewing component of the facility shall not be more than twenty-five percent (25%) of the total floor area.

NEW - Class L - Brewery.
The manufacturing and retail sale of less than 930,000 gallons of beer per year for consumption on and off the premises, the retail sale on the premises of beer and wine products not manufactured on the premises and the sale to importing distributors, distributors and to other retail liquor licensees. A brewery shall also be licensed as a Class 1 Brewer by the Illinois Liquor Control Commission. A brewery may include a tavern or restaurant as an ancillary use in compliance with the ordinances of the City and any condition imposed upon its liquor license. The area of the retail sales area shall not be more than twenty-five percent (25%) of the total floor area of the premises.

Title 3 Chapter 3 Section 3-3-5 LICENSE FEES AND TERMS:
NEW – L Brewery $1,750.00

Coinciding with the above amendment and addition, staff is recommending a text amendment to the Zoning Ordinance regarding Microbreweries/Brewpubs and Breweries. Those amendments will be brought before the Planning and Zoning Commission in a Public Hearing and subsequent recommendation to the City Council on January 9, 2019. The text amendment to the Zoning Ordinance includes the following:

1. Amend the Permitted and Special Uses Table in Section 10-06-03 to identify "***Brewery***" as a permitted use in the M-1 Limited Manufacturing and M-2 General Manufacturing districts and a special use in the B-1 Local Business, B-2 Retail Commerce Business, B-3 General Business, B-4 Service business districts.

2. Amend Title 10-2-3 of the Zoning Ordinance to include the following definitions:
   Brewery: An establishment that engages in the manufacture of beer as such terms are defined in the Liquor Control Act of 1934, as amended, and has obtained a liquor license from the City.

3. Amend Section 10-2-3: Definitions to read as follows:
   Microbrewery or Brewpub: A restaurant-brewery that brews beer primarily for sale in the restaurant and/or bar and is dispensed directly from the brewery's storage tanks. Total production capacity shall not exceed one hundred and fifty-five thousand (155,000) gallons per calendar year. One U.S. barrel is equivalent to thirty-one (31) gallons.

4. Amend Section 10-6-1-G: Microbrewery to read as follows:
   Microbreweries/brewpubs, where if off premises consumption is allowed, all sales must be in a hand capped, sealed container with a total maximum production of one hundred fifty-five thousand (155,000) gallons per calendar year inclusive of on premises and off premises sales. Microbrewery/brewpub operations will be ancillary to a restaurant or eating establishment, and the brewing component of the facility shall be no more than twenty-five percent (25%) of the total floor area.

Recommendation

Staff is recommending the approval of the amendments to the Liquor Control Ordinance.

Ordinance No. 2019-____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING THE REGULATIONS OF A CLASS M MICROBREWERY/BREWPUB LIQUOR LICENSE AND CREATING A NEW CLASS L BREWERY LIQUOR LICENSE

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 section 5/4-1 of the Liquor Control Act of 1934, as amended, (235 ILCS 5/1-1 et seq.) the corporate authorities have the power to determine the number, kind and classification of liquor licenses and the regulations for the sale of alcoholic beverages; and in addition pursuant to its powers to protect the public's health, welfare and safety.

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 Subsection 3-3-4A.4.M of the Yorkville City Code is hereby amended by amending the current definition of liquor license class M – Microbrewery/brewpub to read as follows:

"M – Microbrewery/brewpub. A restaurant that manufactures only at the designated licensed premises less than 155,000 gallons of beer per year for sale primarily in the restaurant on the premises for either on premise or off premise consumption. Sales may also be made to importing distributors, distributors and to non-licensees for use and consumption. The microbrewery/brewpub operations will be ancillary to a restaurant or eating establishment, and the brewing component of the facility shall not be more than twenty-five percent (25%) of the total floor area."

Section 2: That Subsection 3-3-4A.4. of the Yorkville City Code is hereby amended by adding subsection L adding the following new classification for a liquor license:

"L – Brewery. The manufacturing and retail sale of less than 930,000 gallons of beer per year for consumption on and off the premises, the retail sale on the premises of beer and wine products not manufactured on the premises and the sale to importing distributors, distributors and to other retail liquor licensees. A brewery shall also be licensed as a Class 1 Brewer by the Illinois Liquor Control Commission. A brewery may include a tavern or restaurant as an ancillary use in compliance with the ordinances of the City and any condition imposed upon its liquor license. The area of the retail sales area shall not be more than twenty-five percent (25%) of the total floor area of the premises."

Section 3: That Subsection 3-3-5B.4. of the Code of Ordinances of the City is hereby amended by adding the following:

"L – Brewery ……. $1,750.00"

Section 4: 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 _____, 2019.

_____
City Clerk

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this ____ day of _____, 2019.

_____
Mayor

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

Agenda Item Number

Consent Agenda #3

Tracking Number

PW 2019-04

Agenda Item Summary Memo

Title: Riverfront and Bristol Bay Parking Improvements

Meeting and Date: Special City Council – January 29, 2019

Synopsis: Change Order No. 1

Council Action Previously Taken:

Date of Action: PW 01-15-19 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2019-04

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson (Name) Engineering (Department)

Agenda Item Notes:

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

Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Erin Willrett, Assistant City Administrator
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, Deputy City Clerk

Date: December 26, 2018
Subject: Riverfront and Bristol Bay Parking Improvements Change Order No. 1

The purpose of this memo is to present Change Order No. 1 for the above referenced project.

A Change Order, as defined by in the General Conditions of the Contract Documents, is a written order to the Contractor authorizing an addition, deletion or revision in the work within the general scope of the Contract Documents, or authorizing an adjustment in the Contract Price or Contract Time.

Background:

The United City of Yorkville and D Construction, Inc. entered into an agreement for a contract value of **$271,537.74** for the above referenced project.

Construction and all punchlist work have been completed.

Questions Presented:

Should the City approve Change Order No. 1 which would **decrease** the contract amount by $3,163.06?

Discussion:

The Change Order included additions/deletions to the contract quantities to reflect as-built quantities and new pay items for unexpected field conditions (see attached for detail).

No additional change orders are anticipated as the project is complete. We anticipate a final contract value of $268,374.68.

We are recommending approval of the change order.

Action Required:

Consideration of approval of Change Order No. 1 in the amount of $3,163.06 (decrease).

CHANGE ORDER

Order No. 1 (Balancing)

Date: December 7, 2018

Agreement Date: _____

NAME OF PROJECT: Riverfront and Bristol Bay Parking Improvements

OWNER: United City of Yorkville

CONTRACTOR: D. Construction, Inc.

The following changes are hereby made to the CONTRACT DOCUMENTS:

1. SEE ATTACHED

Change of CONTRACT PRICE:

Original CONTRACT PRICE:	$271,537.74
Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S):	$0.00
The CONTRACT PRICE due to this CHANGE ORDER will be (~~increased~~) (decreased) by:	$ 3,163.06
The new CONTRACT PRICE including this CHANGE ORDER will be:	$268,374.68

Change to CONTRACT TIME:

The CONTRACT TIME will be (increased) (decreased) by 0 calendar days.

The date for completion of all work will be November 9, 2018

Justification

1-35) Changes per as-built quantities measured in the field.

36) Due to the angle of the storm sewer pipes coming in to MH #2 and MH#6 the size of the inlets needed to be increase from 2' Diameter Inlets to 3' Diameter inlets.

Approvals Required

Requested by: D. Construction, Inc.

Recommended by: Engineering Enterprises, Inc.

Accepted by: United City of Yorkville

CHANGE ORDER NO. 1 (BALANCE)
RIVERFRONT AND BRISTOL BAY PARKING IMPROVEMENTS
UNITED CITY OF YORKVILLE

ITEM NO.	ITEMS	UNIT	CONTRACT QUANTITY	UNIT PRICE	ADDITIONS		DEDUCTIONS	
					QUANTITY	COST	QUANTITY	COST
BRISTOL BAY PARK								
1	BITUMINOUS MATERIALS (TACK COAT)	POUND	30,303.00	$ 0.01	0.00	$ -	25,449.32	$ 254.49
2	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50 2.5"	TON	1,035.00	$ 60.00	0.00	$ -	48.69	$ 2,921.40
3	HOT-MIX ASPHALT SURFACE COURSE, MIX "C", N50 1.5"	TON	625.00	$ 62.00	0.00	$ -	30.00	$ 1,860.00
4	HOT-MIX ASPHALT SURFACE COURSE, 2.0"	TON	640.00	$ 63.00	0.00	$ -	24.81	$ 1,563.03
5	AGGREGATE REMOVAL, VARIABLE DEPTH	SQ YD	125.00	$ 14.00	0.00	$ -	125.00	$ 1,750.00
6	HOT-MIX ASPHALT SURFACE REMOVAL-BUTT JOINT	SQ YD	12.00	$ 25.00	0.00	$ -	0.00	$ -
RIVERFRONT PARK EAST								
7	PREPERATION OF BASE	SQ YD	1,250.00	$ 1.00	1,550.00	$ 1,550.00	0.00	$ -
8	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	115.00	$ 50.00	0.00	$ -	115.00	$ 5,750.00
9	REMOVE AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	115.00	$ 35.00	315.00	$ 11,025.00	0.00	$ -
10	BITUMINOUS MATERIALS (TACK COAT)	POUND	3,094.00	$ 0.01	0.00	$ -	1,994.00	$ 19.94
11	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50 2.5"	TON	180.00	$ 62.00	195.13	$ 12,098.06	0.00	$ -
12	HOT-MIX ASPHALT SURFACE COURSE, MIX "C", N50 1.5"	TON	110.00	$ 63.00	111.73	$ 7,038.99	0.00	$ -
13	STORM SEWER, RCP, CLASS A, TYPE 2, 12"	FOOT	458.00	$ 45.00	0.00	$ -	11.00	$ 495.00
14	PRECAST REINFORCED CONCRETE FES 12" W/ GRATE	EACH	1.00	$ 850.00	0.00	$ -	0.00	$ -
15	STONE RIP RAP, CLASS A3	SQ YD	8.00	$ 100.00	11.00	$ 1,100.00	0.00	$ -
16	DETECTABLE WARNINGS	SQ FT	20.00	$ 25.00	28.00	$ 700.00	0.00	$ -
17	PORTLAND CEMENT CONCRETE SIDEWALK, 5"	SQ FT	20.00	$ 8.00	144.70	$ 1,157.60	0.00	$ -
18	INLET, TYPE A, 2' DIA W/ TYPE 1 FRAME AND GRATE	EACH	4.00	$ 1,700.00	0.00	$ -	2.00	$ 3,400.00
19	INLET, TYPE A, 2' DIA W/ TYPE 8 FRAME	EACH	1.00	$ 1,700.00	0.00	$ -	0.00	$ -
20	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL – TYPE 1	TON	100.00	$ 35.00	0.00	$ -	100.00	$ 3,500.00
21	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL – TYPE 2	TON	100.00	$ 35.00	0.00	$ -	100.00	$ 3,500.00
22	AGGREGATE, CA-6	TON	40.00	$ 25.00	663.59	$ 16,589.75	0.00	$ -
RIVERFRONT PARK WEST								
23	PREPERATION OF BASE	SQ YD	2,800.00	$ 1.00	0.00	$ -	2,800.00	$ 2,800.00
24	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	20.00	$ 25.00	0.00	$ -	20.00	$ 500.00
25	REMOVE AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	20.00	$ 35.00	0.00	$ -	20.00	$ 700.00
26	BITUMINOUS MATERIALS (TACK COAT)	POUND	6,877.00	$ 0.01	0.00	$ -	3,877.00	$ 38.77
27	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50 2.5"	TON	370.00	$ 63.00	0.00	$ -	250.57	$ 15,785.91
28	HOT-MIX ASPHALT SURFACE COURSE, MIX "C", N50 1.5"	TON	225.00	$ 64.00	0.00	$ -	61.11	$ 3,911.04
29	HOT-MIX ASPHALT SURFACE COURSE, 2.0"	TON	30.00	$ 64.00	14.33	$ 917.12	0.00	$ -
30	HOT-MIX ASPHALT SURFACE REMOVAL-BUTT JOINT	SQ YD	30.00	$ 25.00	10.00	$ 250.00	0.00	$ -
31	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL – TYPE 1	TON	50.00	$ 35.00	0.00	$ -	50.00	$ 1,750.00
32	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL – TYPE 2	TON	50.00	$ 35.00	0.00	$ -	50.00	$ 1,750.00
33	RAILROAD PROTECTIVE LIABILITY INSURANCE	L SUM	1.00	$ 4,400.00	0.00	$ -	0.00	$ -
34	RAILROAD FLAGGER	CAL DAY	6.00	$ 1,100.00	0.00	$ -	6.00	$ 6,600.00
35	AGGREGATE, CA-6	TON	20.00	$ 25.00	0.00	$ -	20.00	$ 500.00
MISCELLANEOUS EXTRAS AND CREDITS								
36	INLET, TYPE A, 3' DIA W/ TYPE 1 FRAME AND GRATE	EACH	0.00	$ 1,880.00	2.00	$ 3,760.00	0.00	$ -
				TOTAL ADDITIONS =		$ 56,186.52		
				TOTAL DEDUTIONS =				$ (59,349.58)

ORIGINAL CONTRACT PRICE:	$	271,537.74
AMOUNT OF CURRENT CHANGE ORDER:	$	(3,163.06)
NEW CONTRACT PRICE:	**$**	**268,374.68**

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

Agenda Item Number

Consent Agenda #4

Tracking Number

PW 2019-05

Agenda Item Summary Memo

Title: Autumn Creek – Unit 2C

Meeting and Date: Special City Council – January 29, 2019

Synopsis: Subdivision Bond Release

Council Action Previously Taken:

Date of Action: PW 01-15-19 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2019-05

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson (Name) Engineering (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: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, Deputy City Clerk

Date: December 26, 2018
Subject: Autumn Creek – Unit 2C

The one-year warranty period for the improvements previously accepted in Unit 2C of Autumn Creek has expired.

The developer completed all outstanding items in the fall of 2018 and therefore we are in support of releasing the maintenance bond (Westchester Fire Insurance Co. #K082230456-M) in the amount of $240,015.05.

If you have any questions or require additional information, please let us know.

SUBDIVISION MAINTENANCE BOND

BOND NO. K08230456-M

KNOW ALL MEN BY THESE PRESENTS:

That Pulte Home Company, LLC, a Michigan Limited Liability Company as **Principal**, hereinafter called Contractor and Westchester Fire Insurance Company as **Surety**, hereinafter called Surety, are held and firmly bound unto the United City of Yorkville, an Illinois municipal corporation, 800 Game Farm Road, Yorkville, Illinois, 60560, as **Obligee**, hereinafter called City, in the penal sum of Two Hundred Forty Thousand Fifteen and 05/100 ($240,015.05), for payment whereof Contractor and Surety bind themselves, and their respective heirs, executors, administrators, successors and assigns, jointly and severally, by this obligation.

WHEREAS, the Contractor has constructed certain public improvements for lots within a subdivision commonly known as Autumn Creek Unit 2C and as more particularly described and designated on the plat of said property, said plat being incorporated herein and made a part hereof by reference thereto; and,

WHEREAS, the aforementioned public improvements were made pursuant to certain plans and specifications on file with the City and the City's Subdivision Control Ordinance, both made a part hereof by reference thereto; and,

WHEREAS, the Contractor has requested the City accept the public improvements pursuant to Section 11-5-2 of the City's Subdivision Control Ordinance that requires in Section 11-5-3 the Contractor to post with the City this bond in the amount of ten percent of the improvements to guarantee the maintenance and performance of the improvements to properly function as designed and to remain free of defects in material, workmanship and installation for a period of one year from the date of approval by the City accepting the improvements.

NOW, THEREFORE, the condition of this obligation is such that, if the Principal shall perform the obligations in accordance with the ordinances, standards and requirements of the City and shall fully indemnify and save harmless the City from all cost and damage which the City may suffer by reason of failure on the Principal's part, not to exceed the penal sum of this bond, then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED the City shall notify the Principal in writing of any defect for which the Principal is responsible and shall specify in said notice a period of time in which Principal shall have to correct said defect.

The Surety unconditionally covenants and agrees that if the Principal fails to correct said defects, within the time specified, the Surety, upon 30 days certified mail notice to the address above

from the City of the defect will correct such defect or defects and pay all City expenditures and obligations thereof, including, but not limited to construction costs and consultant fees.

Should the Surety fail or refuse to correct the defects, the City in consideration of the public health, welfare and safety and in approving and accepting said improvements shall have the right to resort to any and all legal remedies against the Principal and Surety, both at law and in equity, including specifically repair or replacement of said improvements to which the Principal and surety unconditionally agree.

The City, at its option, shall have the right to correct said defects resulting from faulty materials or workmanship, or, pursuant to bidding cause to be corrected any said defects in case the Principal shall fail or refuse to do so, and in the event the City should exercise and give effect to such right, the Principal and Surety shall be jointly and severally bound hereunder to reimburse the City the total cost thereof, including, but not limited to, engineering, legal and contingent cost, together with any damages which may be sustained on account of the failure of the Principal to correct said defects.

The City shall have no obligation to actually incur any cost or correct any deficient performance of the Principal in order to be entitled to receive the proceeds of this bond for any defect.

IN WITNESS WHEREOF, the Principal and Surety have executed this bond this 25th day of October, 2017.

Principal
Pulte Home Company, LLC

By: _____
D. Bryce Langen, VP & Treasurer

Surety:
Westchester Fire Insurance Company

By: _____
Jeremy Polk, Attorney-in-Fact

Attach standard form showing Attorney-in-fact authorization

Power of Attorney

WESTCHESTER FIRE INSURANCE COMPANY

Know all men by these presents: That WESTCHESTER FIRE INSURANCE COMPANY, a corporation of the Commonwealth of Pennsylvania pursuant to the following Resolution, adopted by the Board of Directors of the said Company on December 11, 2006, to wit:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such persons written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

Does hereby nominate, constitute and appoint Jeremy Polk, Jessica Hollaender all of the City of PHOENIX, Arizona, each individually if there be more than one named, its true and lawful attorney-in-fact, to make, execute, seal and deliver on its behalf, and as its act and deed any and all bonds, undertakings, recognizances, contracts and other writings in the nature thereof in penalties not exceeding FIFTEEN MILLION DOLLARS & ZERO CENTS ($15,000,000.00) and the execution of such writings in pursuance of these presents shall be as binding upon said Company, as fully and amply as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office.

IN WITNESS WHEREOF, the said Stephen M. Haney, Vice-President, has hereunto subscribed his name and affixed the Corporate seal of the said WESTCHESTER FIRE INSURANCE COMPANY this 19 day of September 2017.

WESTCHESTER FIRE INSURANCE COMPANY

Stephen M. Haney, Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA ss.

On this 19 day of September, 2017 before me, a Notary Public of the Commonwealth of Pennsylvania in and for the County of Philadelphia came Stephen M. Haney ,Vice-President of the WESTCHESTER FIRE INSURANCE COMPANY to me personally known to be the individual and officer who executed the preceding instrument, and he acknowledged that he executed the same, and that the seal affixed to the preceding instrument is the corporate seal of said Company; that the said corporate seal and his signature were duly affixed by the authority and direction of the said corporation, and that Resolution, adopted by the Board of Directors of said Company, referred to in the preceding instrument, is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at the Cityof Philadelphia the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KAREN E. BRANDT, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Sept. 26, 2018

Notary Public

I, the undersigned Assistant Secretary of the WESTCHESTER FIRE INSURANCE COMPANY, do hereby certify that the original POWER OF ATTORNEY, of which the foregoing is a substantially true and correct copy, is in full force and effect.

In witness whereof, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of the Corporation, this 25 day of October 2017.

Dawn M. Chloros, Assistant Secretary

THIS POWER OF ATTORNEY MAY NOT BE USED TO EXECUTE ANY BOND WITH AN INCEPTION DATE AFTER SEPTEMBER 19, 2019.

DocuGard #04546 contains a security pantograph, blue background, heat-sensitive ink, coin-reactive watermark, and microtext printing on border.

HEAT SENSITIVE SHIELD • FADES WITH HEAT OR TOUCH •

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)
)ss.
COUNTY OF FULTON)

This record was acknowledged before me on October 25, 2017, by D. Bryce Langen, VP & Treasurer, of Pulte Home Company, LLC, a Michigan limited liability company, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

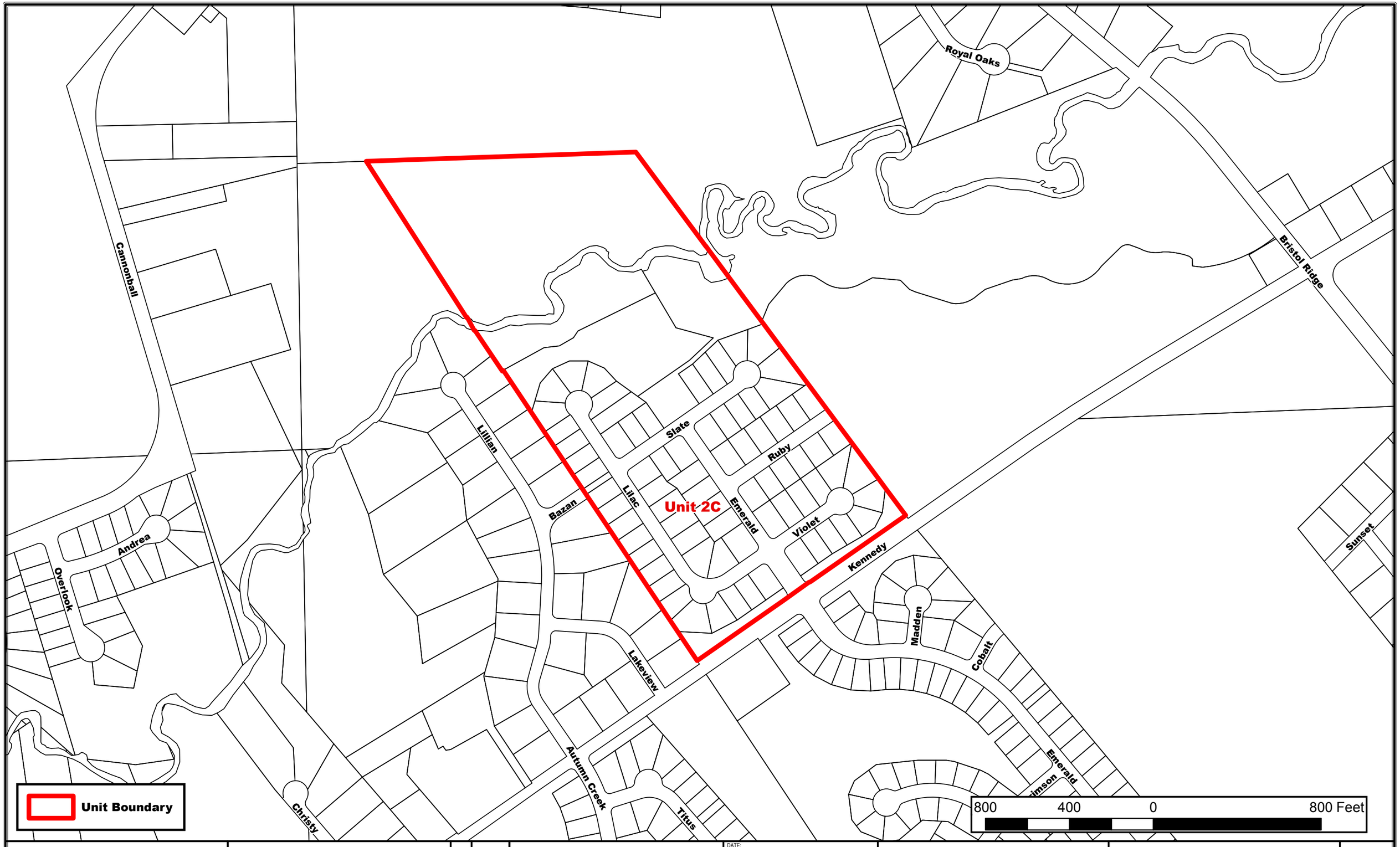
WITNESS my hand official seal.

Signature of Notary Public

SHIRLEY E HUTCHINS
Notary Public
Fulton County
State of Georgia
mission Expires Apr

Shirley E. Hutchins
Notary Public State of Georgia
My Commission Expires: April 17, 2018

SHIRLEY E HUTCHINS
Notary Public
Fulton County
State of Georgia
My Commission Expires Apr 17, 2018



Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700 / www.eeiweb.con

United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560
(630) 553-4350
http://www.yorkville.il.us

NO.	DATE	REVISIONS

DATE: AUGUST 2017
PROJECT NO.: YO1327
PATH: H/GIS/PUBLIC/YORKVILLE/2013/
FILE: YO1327- AUTUMN CREEK - 2C .MXD

AUTUMN CREEK

UNIT 2C
LOCATION MAP

NORTH

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

Agenda Item Number

Consent Agenda #5

Tracking Number

PW 2019-06

Agenda Item Summary Memo

Title: Bristol Bay Subdivision – Unit 11

Meeting and Date: Special City Council – January 29, 2019

Synopsis: Subdivision Bond Release

Council Action Previously Taken:

Date of Action: PW 01-15-19 Action Taken: Moved forward to CC consent Agenda.

Item Number: PW 2019-06

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson (Name) Engineering (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: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, Deputy City Clerk

Date: December 26, 2018
Subject: Bristol Bay – Unit 11

The one-year warranty period for the improvements previously accepted in Unit 11 of Bristol Bay will expire on January 9th, 2019.

The developer completed all outstanding items in the fall of 2018 and therefore we are in support of releasing the maintenance bond (Arch Insurance #SU1147043) in the amount of $16,159.00.

If you have any questions or require additional information, please let us know.

SUBDIVISION MAINTENANCE BOND

BOND NO. SU1147043

KNOW ALL MEN BY THESE PRESENTS:

That Pulte Home Company, LLC, a Michigan Limited Liability Company as **Principal**, hereinafter called Contractor and Arch Insurance Company as **Surety**, hereinafter called Surety, are held and firmly bound unto the United City of Yorkville, an Illinois municipal corporation, 800 Game Farm Road, Yorkville, Illinois, 60560, as **Obligee**, hereinafter called City, in the penal sum of Sixteen Thousand One Hundred Fifty Nine and 00/100 ($16,159.00), for payment whereof Contractor and Surety bind themselves, and their respective heirs, executors, administrators, successors and assigns, jointly and severally, by this obligation.

WHEREAS, the Contractor has constructed certain public improvements for lots within a subdivision commonly known as Bristol Bay Unit 11 and as more particularly described and designated on the plat of said property, said plat being incorporated herein and made a part hereof by reference thereto; and,

WHEREAS, the aforementioned public improvements were made pursuant to certain plans and specifications on file with the City and the City's Subdivision Control Ordinance, both made a part hereof by reference thereto; and,

WHEREAS, the Contractor has requested the City accept the public improvements pursuant to Section 11-5-2 of the City's Subdivision Control Ordinance that requires in Section 11-5-3 the Contractor to post with the City this bond in the amount of ten percent of the improvements to guarantee the maintenance and performance of the improvements to properly function as designed and to remain free of defects in material, workmanship and installation for a period of one year from the date of approval by the City accepting the improvements.

NOW, THEREFORE, the condition of this obligation is such that, if the Principal shall perform the obligations in accordance with the ordinances, standards and requirements of the City and shall fully indemnify and save harmless the City from all cost and damage which the City may suffer by reason of failure on the Principal's part, not to exceed the penal sum of this bond, then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED the City shall notify the Principal in writing of any defect for which the Principal is responsible and shall specify in said notice a period of time in which Principal shall have to correct said defect.

The Surety unconditionally covenants and agrees that if the Principal fails to correct said defects, within the time specified, the Surety, upon 30 days certified mail notice to the address above

from the City of the defect will correct such defect or defects and pay all City expenditures and obligations thereof, including, but not limited to construction costs and consultant fees.

Should the Surety fail or refuse to correct the defects, the City in consideration of the public health, welfare and safety and in approving and accepting said improvements shall have the right to resort to any and all legal remedies against the Principal and Surety, both at law and in equity, including specifically repair or replacement of said improvements to which the Principal and surety unconditionally agree.

The City, at its option, shall have the right to correct said defects resulting from faulty materials or workmanship, or, pursuant to bidding cause to be corrected any said defects in case the Principal shall fail or refuse to do so, and in the event the City should exercise and give effect to such right, the Principal and Surety shall be jointly and severally bound hereunder to reimburse the City the total cost thereof, including, but not limited to, engineering, legal and contingent cost, together with any damages which may be sustained on account of the failure of the Principal to correct said defects.

The City shall have no obligation to actually incur any cost or correct any deficient performance of the Principal in order to be entitled to receive the proceeds of this bond for any defect.

IN WITNESS WHEREOF, the Principal and Surety have executed this bond this 20th day of February, 2018.

Principal: Pulte Home Company, LLC, a Michigan limited liability company

By:
D. Bryce Langen, VP & Treasurer

Surety: Arch Insurance Company

By: Gregory S. Rives, Attorney-in-fact

Attach standard form showing Attorney-in-fact authorization

AIC 0000232465

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON BLUE BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Brien O'Meara, Daniel Bryce Langen, Gregory S. Rives, James Zeumer, Jean Marusak, Jim Ossowski, Kelly Marie Conlon, Kelly Yoakam, Kim Hill and Ross Irwin of Atlanta, GA (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars ($90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.

In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 5th day of December, 2017.

Attested and Certified

Patrick K. Nails, Secretary

Arch Insurance Company

David M. Finkelstein, Executive Vice President

STATE OF PENNSYLVANIA SS

COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Patrick K. Nails and David M. Finkelstein personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MICHELE TRIPODI, Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 31, 2021

Michele Tripodi, Notary Public
My commission expires 07/31/2021

CERTIFICATION

I, Patrick K. Nails, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated December 5, 2017 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said David M. Finkelstein, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 20th day of February, 2018.

Patrick K. Nails, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102

ACKNOWLEDGEMENT BY SURETY

STATE OF GEORGIA)
)ss.
COUNTY OF FULTON)

This record was acknowledged before me on February 20, 2018, by Gregory S. Rives, Attorney-in-Fact of Arch Insurance Company, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand and official seal.

SHIRLEY E HUTCHINS
Notary Public
Fulton County
State of Georgia
My Commission Expires Apr 17, 2018

Signature of Notary Public

Shirley E. Hutchins
Notary Public State of Georgia
My Commission Expires: April 17, 2018

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)
)ss.
COUNTY OF FULTON)

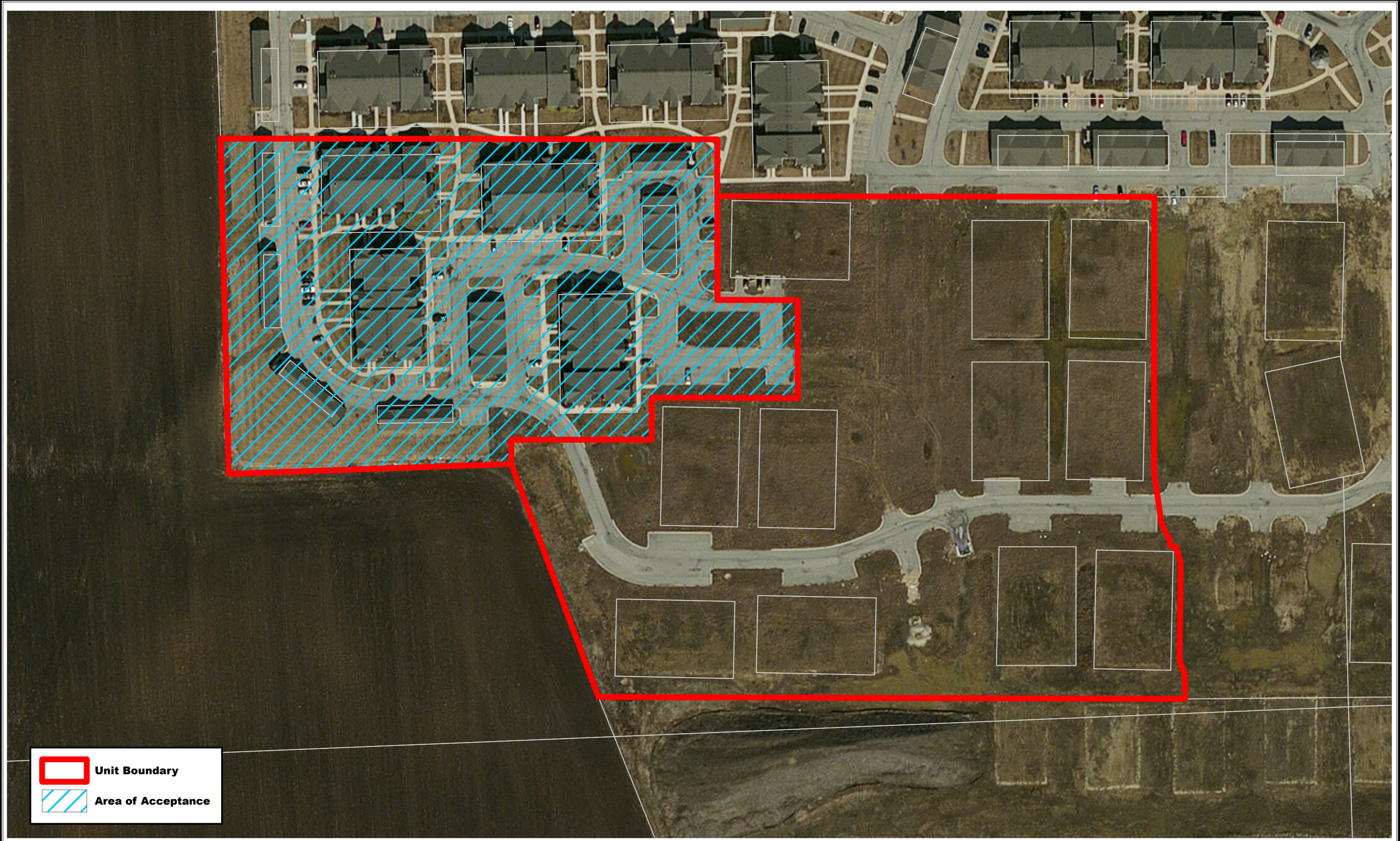
This record was acknowledged before me on February 20, 2018, by D. Bryce Langen, VP & Treasurer of Pulte Home Company, LLC, a Michigan limited liability company, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.

Shirley E Hutchins
Signature of Notary Public

SHIRLEY E HUTCHINS
Notary Public
Fulton County
State of Georgia
My Commission Expires Apr 17, 2018

Shirley E. Hutchins
Notary Public State of Georgia
My Commission Expires: April 17, 2018



Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700 / www.eeiweb.con

United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560
(630) 553-4350
http://www.yorkville.il.us

NO.	DATE	REVISIONS

DATE: NOVEMBER 2017
PROJECT NO.: YO1728
PATH: H:/GIS/PUBLIC/YORKVILLE/2017/
FILE: YO1728- BRISTOL BAY UNIT 11.MXD

BRISTOL BAY
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

UNIT 11
LOCATION MAP

NORTH

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

Agenda Item Number

Consent Agenda #6

Tracking Number

PW 2019-07

Agenda Item Summary Memo

Title: 2019 Road to Better Roads Program

Meeting and Date: Special City Council – January 29, 2019

Synopsis: MFT Resolution Consideration

Council Action Previously Taken:

Date of Action: PW 01-15-19 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2019-07

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson (Name) Engineering (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: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, Deputy City Clerk

Date: January 8, 2019
Subject: 2019 Roads to Better Roads Program

In accordance with the planned FY20 budget and Roads to Better Roads Program, we are proceeding with design of the 2019 program. The proposed improvements will include hot-mix asphalt removal and replacement, sidewalk removal and replacement, curb and gutter removal and replacement, and pavement markings on Kennedy Road, McHugh Road, Jackson Road, Elm Street, Park Street, and Sanders Court. The current cost estimate for the project is $703,000. Portions of repairs on McHugh Road are maintained by the Township and are estimated to cost $43,000. Therefore, the cost estimate for the City's portion of the project is estimated to be $660,000. The budgeted MFT portion of the Roads to Better Roads Program is $620,000.

Note that adjustments will made to the program as necessary after bids are received to match the budgeted funds.

Since MFT funds are being utilized to fund the project, IDOT requires the passing of a Resolution to appropriate the funds. Accordingly, please see the attached Resolution for Maintenance Under the Illinois Highway Code in the amount of $620,000.

Staff is seeking approval of the resolution from the City Council.

If you have any questions or require additional information, please let us know.

Illinois Department of Transportation

Resolution for Maintenance Under the Illinois Highway Code

Resolution Number	Resolution Type	Section Number
	Original	19-00000-00-GM

BE IT RESOLVED, by the Council (Governing Body Type) of the City (Local Public Agency Type) of Yorkville (Name of Local Public Agency) Illinois that there is hereby appropriated the sum of six hundred twenty thousand and 00/100 Dollars ($620,000.00) of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 05/01/19 (Beginning Date) to 04/30/20 (Ending Date).

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that City (Local Public Agency Type) of Yorkville (Name of Local Public Agency) shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) ceritified originals of this resolution to the district office of the Department of Transportation.

I Beth Warren (Name of Clerk) City (Local Public Agency Type) Clerk in and for said City (Local Public Agency Type) of Yorkville (Name of Local Public Agency) in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the Council (Governing Body Type) of Yorkville (Name of Local Public Agency) at a meeting held on 01/22/19 (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 22nd (Day) day of January, 2019 (Month, Year).

(SEAL)

Clerk Signature

APPROVED

Regional Engineer
Department of Transportation

Date

Instructions for BLR 14220

This form shall be used when a Local Public Agency (LPA) wants to perform maintenance operations using Motor Fuel Tax (MFT) funds. Refer to Chapter 14 of the Bureau of Local Roads and Streets Manual (BLRS Manual) for more detailed information. This form is to be used by a Municipality or a County. Road Districts will use BLR 14221. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Resolution Number	Insert the resolution number as assigned by the LPA, if applicable.
Resolution Type	From the drop down box, choose the type of resolution: -Original would be used when passing a resolution for the first time for this project. -Supplemental would be used when passing a resolution increasing appropriation above previously passed resolutions. -Amended would be used when a previously passed resolution is being amended.
Section Number	Insert the section number of the improvement covered by the resolution.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council or President and Board of Trustees for a City, Village or Town.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Resolution Amount	Insert the dollar value of the resolution for maintenance to be paid for with MFT funds in words, followed by the same amount in numerical format in the ().
Beginning Date	Insert the beginning date of the maintenance period. Maintenance periods must be a 12 or 24 month consecutive period.
Ending Date	Insert the ending date of the maintenance period.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Name of Clerk	Insert the name of the LPA Clerk.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council or President and Board of Trustees for a City, Village or Town.
Name of LPA	Insert the name of the LPA.
Date	Insert the date of the meeting.
Day	Insert the day the Clerk signed the document.
Month, Year	Insert the month and year of the clerk's signature.
Clerk Signature	Clerk shall sign here.
Approved	The Department of Transportation representative shall sign and date here upon approval.

A minimum of four(4) certified signed originals must be submitted to the Regional Engineer's District office.
Following the Regional Engineer's approval, distribution will be as follows:

Local Public Agency Clerk
Engineer (Municipal, Consultant or County)
District Compliance Review
District File

Illinois Department of Transportation

Municipal Estimate of Maintenance Costs

Submittal Type: Original

Local Public Agency	County	Section Number	Maintenance Period Beginning	Ending
City of Yorkville	Kendall	19-00000-00-GM	05/01/2019	04/30/2020

Estimated Cost of Maintenance Operations

Maintenance Operation (No. and Description)	Maint. Eng. Group	Insp. Req.	For Group I, IIA, IIB or III					Est Total Operation Cost
			Item	Unit	Quantity	Unit Price	Item Cost	
Resurfacing	IV	Y						$703,000.00

Instructions for BLR 14231

This form shall be used when a Municipality wants to expend funds for a maintenance period. The maintenance estimate must include all operations to be funded with Motor Fuel Tax (MFT) funds. If operations are added during the maintenance period, a revised or supplemental estimate is required. All estimates of maintenance costs must be submitted to the district for approval prior to incurring any expenses. The amount of MFT funds expended on items covered in the estimate is limited to the amount of MFT funds appropriated in the maintenance resolution. IF rental equipment is included in the estimate, BLR 12110 must also be completed and submitted.

For additional information refer to the Bureau of Local Roads and Streets Manual (BLRS), Chapter 14. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

Submittal Type	From the drop down, choose Original (being submitted for the first time), Revised (revising a previously approved submittal), or Supplemental (addition to estimate(s) already approved).
Local Public Agency	Insert the name of the municipality.
County	Insert the name of the County in which the municipality is located.
Maintenance Period	
Beginning	Insert the beginning date of the maintenance period. This must be 12 or 24 consecutive months. The dates must match those on the resolution.
Ending	Insert the ending date of the maintenance period, following the above guidelines.

Estimated Cost of Maintenance Operations

To aid in determining quantities for maintenance operations, the LPA may develop their own spreadsheet containing the following information. IDOT does not provide a form for this purpose.

Location			Surface			Maintenance Operation			
Street/Road	From	To	Existing Type	Length	Width	No.	Description	Unit	Quantity

Maintenance Operations	List each maintenance operations with a consecutive operation number. If an operation is not listed MFT funds cannot be expended for that operation.
Maint. Engineering Group	From the drop down, select the group number that applies to the maintenance operation to be performed. All maintenance operations shall require one of the following group designations. **1. Group I.** Services purchased without a proposal such as electrical energy or materials purchased from Central Management Services' Joint Purchasing Program (www.purchase.state.il.us) or another joint purchasing program that has been approved by the District BLRS or Central BLRS. **2. Group II-A**. Routine maintenance or maintenance items that do not require competitive sealed bids according to section 12-1.02(a) or local ordinance/resolution. **3. Group II-B**. Routine maintenance items that require competitive sealed bids according to Section 12-1.02(a) or a local ordinance/resolution. Routine maintenance includes all items in the following work categories: snow removal, street sweeping, lighting and traffic signal maintenance, cleaning ditches or drainage structures, tree trimming or removal, mowing, crack sealing, pavement marking, shoulder maintenance, limited amounts of CC&G repair, scour mitigation, pavement patching and minor drainage repairs. **4. Group III**. Maintenance items that are not covered by Group I or IIB and require competitive bidding with a material proposal or a delivery and install proposal. **5. Group IV**. Maintenance items that are not covered by Group I or IIB and require competitive bidding with a contract proposal.
Insp Req.	From the drop down, select 'Y' if the operation being performed requires an engineering inspection or 'N' if the operation does not need an engineering inspection.
Item	For Groups I, IIA, IIB (not performed by a formal contract), and III type operations list each item to be used in this maintenance operation. For Group IIB items being done by a formal contract and Group IV items list "by contract".
Unit	For Groups I, IIA, IIB (not performed by a formal contract), and III insert the unit of measure for each listed item.
Quantity	For Groups I, IIA, IIB (not performed by a formal contract), and III insert the estimated quantity for each listed item.
Unit Price	For Groups I, IIA, IIB (not performed by a formal contract), and III insert the estimated unit price for each listed item.
Item Cost	This is a calculated field, no entry is necessary. It calculates the quantity times the unit price.
Est. Total Operation Cost	For each operation listed, insert the total estimated cost of that operation.
Total Estimated Maintenance Operation Cost	This is a calculated field, no entry is necessary. It sums all the maintenance operations listed.

Estimated Cost of Maintenance Engineering

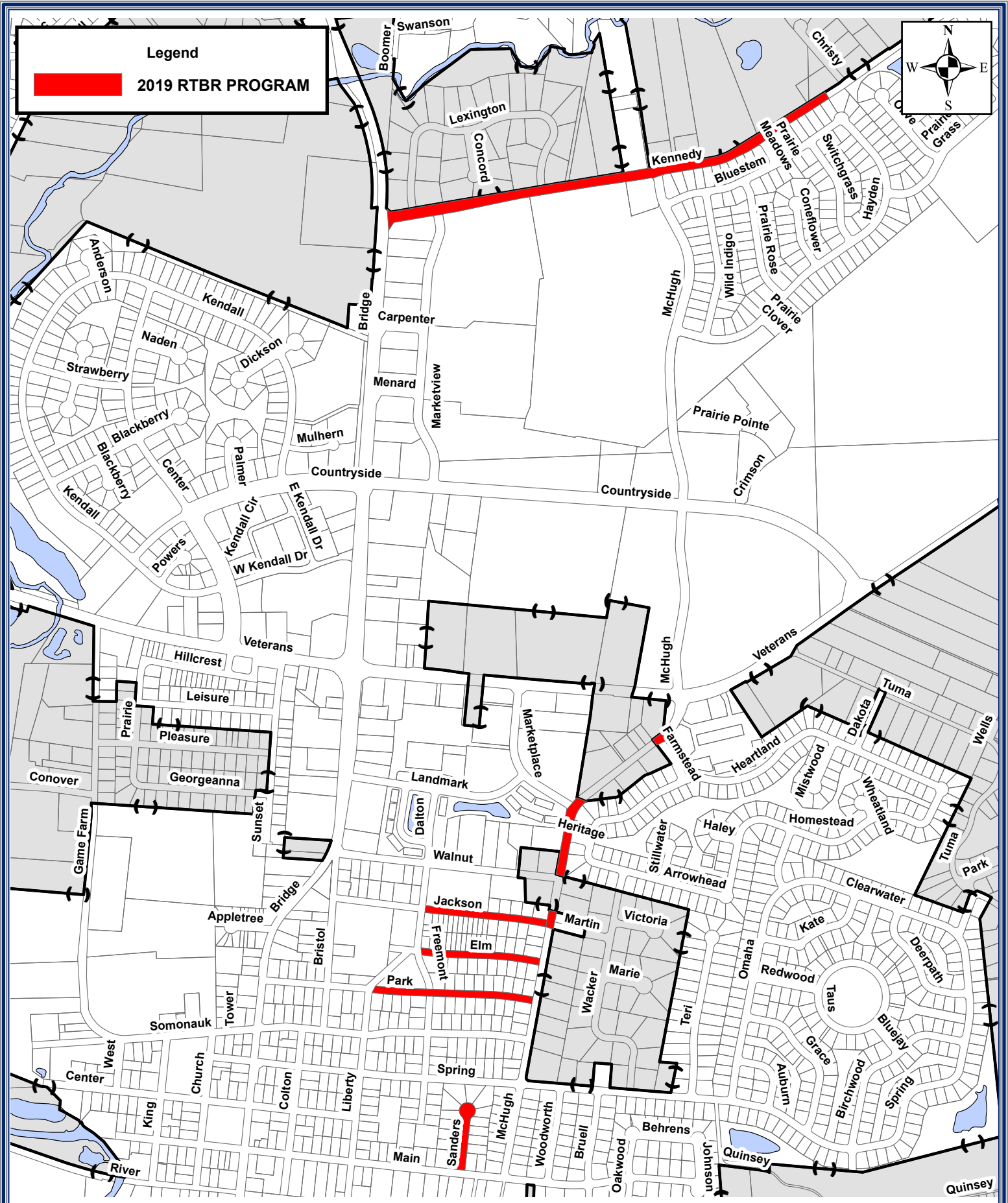
Preliminary Engineering	Insert the estimated cost for preliminary engineering. This will be calculated based on the maintenance engineering agreement.
Engineering Inspection	Insert the estimated cost of engineering inspection. This will be calculated based on the maintenance engineering agreement.
Material Testing	Insert the estimated cost of material testing, if applicable.
Advertising	Insert the estimated cost of advertising, if applicable.
Bridge Inspections	Insert the estimated cost of bridge inspections, if applicable. This will be calculated based on the engineering agreement.
Total Estimated Maintenance Engineering Costs	This is a calculated field, no entry is necessary. It sums all the maintenance engineering costs listed.

Maintenance Program Estimated Costs

Estimated Costs	For maintenance, insert the total estimated maintenance operation costs. For Maintenance Engineering, this will be automatically inserted based on the estimated engineering costs from the maintenance engineering table. The totals will automatically calculate.
MFT Portion	For each type insert the MFT funds estimated to be used for that type. The totals will automatically calculate.
Other Funds	For each type insert the amount of other funds estimated to be used for that type. The totals will automatically calculate.
Totals	This is a calculate field, no entry is necessary. It sums the total for estimated cost, MFT portion and other funds.
Submitted	The proper municipal official shall insert their title and date here.
Approved	Upon approval the Regional Engineer shall sign and date here.

A minimum of four (4) signed originals must be submitted to the Regional Engineer's District office.
Following the Regional Engineer's approval, distribution will be as follows:

Municipal Clerk
Engineer (Municipal or Consultant)
District Compliance Review
District File



Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700
www.eeiweb.com

United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560
630-553-4350

DATE:	OCTOBER 2018
PROJECT NO.:	YO1842
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2018\
FILE:	YO1842_2018 Road Program .MXD

PROPOSED 2019 RTBR PROGRAM LOCATION MAP

N

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): $1,113,253.27

Meeting and Date: Special City Council – January 29, 2019

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: 01/04/19

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
529011	DELAGE	DLL FINANCIAL SERVICES INC						
	61735244		12/08/18	01	DEC 2018 COPIER LEASE	01-110-54-00-5485	113.46	
				02	DEC 2018 COPIER LEASE	01-120-54-00-5485	75.64	
				03	DEC 2018 COPIER LEASE	01-220-54-00-5485	189.10	
				04	DEC 2018 COPIER LEASE	01-210-54-00-5485	299.10	
				05	DEC 2018 COPIER LEASE	01-410-54-00-5485	44.67	
				06	DEC 2018 COPIER LEASE	51-510-54-00-5485	44.67	
				07	DEC 2018 COPIER LEASE	52-520-54-00-5485	44.67	
				08	DEC 2018 COPIER LEASE	79-790-54-00-5485	94.55	
				09	DEC 2018 COPIER LEASE	79-795-54-00-5485	94.54	
						INVOICE TOTAL:	1,000.40 *	
						CHECK TOTAL:		1,000.40
529012	ILTREASU	STATE OF ILLINOIS TREASURER						
	122486		01/02/19	01	IL RT47 TO IL RT126 / DRAINS	23-230-60-00-6058	8,218.22	
						INVOICE TOTAL:	8,218.22 *	
						CHECK TOTAL:		8,218.22
						TOTAL AMOUNT PAID:		9,218.62

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	

INVOICES DUE ON/BEFORE 01/22/2019

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529014	ADVAAUTO	ADVANCED AUTOMATION & CONTROLS						
	18-3009	12/27/18	01	CHANGE TOWER ANTENNAS	51-510-54-00-5445		1,285.88	
						INVOICE TOTAL:	1,285.88	*
					CHECK TOTAL:		1,285.88	
529015	ALLSTAR	ALL STAR SPORTS INSTRUCTION						
	186206	10/08/18	01	FALL 1 2018 SPORTS INSTRUCTION	79-795-54-00-5462		1,961.00	
						INVOICE TOTAL:	1,961.00	*
					CHECK TOTAL:		1,961.00	
529016	ALPHA	ALPHA SERVICE OF KANE COUNTY						
	09312018-02	09/30/18	01	SEPT 2018 OFFICE CLEANING	01-110-54-00-5488		925.36	
			02	SEPT 2018 OFFICE CLEANING	01-210-54-00-5488		925.36	
			03	SEPT 2018 OFFICE CLEANING	79-795-54-00-5488		222.18	
			04	SEPT 2018 OFFICE CLEANING	79-790-54-00-5488		222.18	
			05	SEPT 2018 OFFICE CLEANING	01-410-54-00-5488		95.15	
			06	SEPT 2018 OFFICE CLEANING	51-510-54-00-5488		95.15	
			07	SEPT 2018 OFFICE CLEANING	52-520-54-00-5488		59.62	
						INVOICE TOTAL:	2,545.00	*
					CHECK TOTAL:		2,545.00	
529017	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC						
	0855425-IN	12/21/18	01	BALLAST KIT	01-410-56-00-5642		68.11	
						INVOICE TOTAL:	68.11	*
	0856490-IN	12/26/18	01	REPLACEMENT POLES & ARMS	01-410-56-00-5642		5,897.63	
						INVOICE TOTAL:	5,897.63	*
					CHECK TOTAL:		5,965.74	

INVOICES DUE ON/BEFORE 01/22/2019

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D001120	ANTPLACE	ANTHONY PLACE YORKVILLE LP							
	FEB 19		01/01/19	01	CITY OF YORKVILLE HOUSING	01-640-54-00-5427		517.00	
				02	ASSISTANCE PROGRAM RENT	** COMMENT **			
				03	REIMBURSEMENT FOR MONTH OF FEB	** COMMENT **			
				04	2019	** COMMENT **			
						INVOICE TOTAL:		517.00	*
						DIRECT DEPOSIT TOTAL:		517.00	
529018	ARNESON	ARNESON OIL COMPANY							
	237699		12/12/18	01	DEC 2018 GASOLINE	79-790-56-00-5695		327.31	
						INVOICE TOTAL:		327.31	*
	238067		12/14/18	01	DEC 2018 DIESEL FUEL	01-410-56-00-5695		112.40	
				02	DEC 2018 DIESEL FUEL	51-510-56-00-5695		112.39	
				03	DEC 2018 DIESEL FUEL	52-520-56-00-5695		112.39	
						INVOICE TOTAL:		337.18	*
	238134		12/15/18	01	DEC 2018 GASOLINE	79-790-56-00-5695		577.75	
						INVOICE TOTAL:		577.75	*
	239186		12/24/18	01	DEC 2018 DIESEL FUEL	01-410-56-00-5695		232.75	
				02	DEC 2018 DIESEL FUEL	51-510-56-00-5695		232.75	
				03	DEC 2018 DIESEL FUEL	52-520-56-00-5695		232.73	
						INVOICE TOTAL:		698.23	*
						CHECK TOTAL:		1,940.47	
529019	ASOCTECH	ASSOCIATED TECHNICAL SERVICES							
	30876		12/17/18	01	LEAK LOCATION SERVICES AT 312	51-510-54-00-5462		940.00	
				02	WALTER ST	** COMMENT **			
						INVOICE TOTAL:		940.00	*
						CHECK TOTAL:		940.00	

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 01/22/2019

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529020	ATT	AT&T							
	6305536805-1218		12/25/18	01	12/25-01/24 SERVICE	51-510-54-00-5440		280.15	
						INVOICE TOTAL:		280.15	*
						CHECK TOTAL:		280.15	
529021	ATTINTER	AT&T							
	6042115401		12/10/18	01	12/10-01/09 ROUTER	01-110-54-00-5440		472.22	
						INVOICE TOTAL:		472.22	*
						CHECK TOTAL:		472.22	
529022	BCBS	BLUE CROSS BLUE SHIELD							
	010819		01/08/19	01	FEB 2019 HEALTH INS	01-110-52-00-5216		9,205.97	
				02	FEB 2019 HEALTH INS	01-120-52-00-5216		4,177.12	
				03	FEB 2019 HEALTH INS	01-210-52-00-5216		52,251.46	
				04	FEB 2019 HEALTH INS	01-220-52-00-5216		6,248.93	
				05	FEB 2019 HEALTH INS	01-410-52-00-5216		10,267.15	
				06	FEB 2019 HEALTH INS	01-640-52-00-5240		10,919.85	
				07	FEB 2019 HEALTH INS	79-790-52-00-5216		11,770.20	
				08	FEB 2019 HEALTH INS	79-795-52-00-5216		7,326.64	
				09	FEB 2019 HEALTH INS	51-510-52-00-5216		7,626.46	
				10	FEB 2019 HEALTH INS	52-520-52-00-5216		2,545.65	
				11	FEB 2019 HEALTH INS	82-820-52-00-5216		5,531.64	
				12	FEB 2019 DENTAL INS	01-110-52-00-5223		654.41	
				13	FEB 2019 DENTAL INS	01-110-52-00-5223		144.23	
				14	FEB 2019 DENTAL INS	01-120-52-00-5223		432.69	
				15	FEB 2019 DENTAL INS	01-210-52-00-5223		3,685.92	
				16	FEB 2019 DENTAL INS	01-220-52-00-5223		550.26	
				17	FEB 2019 DENTAL INS	01-410-52-00-5223		613.57	
				18	FEB 2019 DENTAL INS	01-640-52-00-5241		948.67	
				19	FEB 2019 DENTAL INS	79-790-52-00-5223		798.64	
				20	FEB 2019 DENTAL INS	79-795-52-00-5223		544.88	

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529022	BCBS	BLUE CROSS BLUE SHIELD							
	010819		01/08/19	21	FEB 2019 DENTAL INS	51-510-52-00-5223		563.18	
				22	FEB 2019 DENTAL INS	52-520-52-00-5223		175.51	
				23	FEB 2019 DENTAL INS	82-820-52-00-5223		582.29	
						INVOICE TOTAL:		137,565.32	*
						CHECK TOTAL:		137,565.32	
529023	BENNETTG	BENNETT, GARY L.							
	121418		12/14/18	01	JAN-JUN 2019 BRUSH DUMPING	01-540-54-00-5443		600.00	
						INVOICE TOTAL:		600.00	*
						CHECK TOTAL:		600.00	
529024	BKFD	BRISTOL KENDALL FIRE DEPART.							
	YORKVILLE PARK & REC		01/03/19	01	CPR CLASS CERTIFICATIONS FOR	79-790-54-00-5412		325.00	
				02	10 PEOPLE	** COMMENT **			
						INVOICE TOTAL:		325.00	*
	YORKVILLE PARK & REC		01/09/19	01	CPR RECERTIFICATION CLASS FOR	79-790-54-00-5412		300.00	
				02	10 STUDENTS	** COMMENT **			
						INVOICE TOTAL:		300.00	*
						CHECK TOTAL:		625.00	
529025	BRITE	UPSTATE WHOLESALE SUPPLY INC							
	INV14817		12/11/18	01	MDT TABLET FAN REPAIR	01-210-54-00-5495		234.60	
						INVOICE TOTAL:		234.60	*
						CHECK TOTAL:		234.60	
529026	BROUCH	DANIEL J BROUCH							

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529026	BROUCH DANIEL J BROUCH							
	2019101	01/02/19	01	TRUCK LETTERING	51-510-54-00-5490		530.00	
					INVOICE TOTAL:		530.00	*
					CHECK TOTAL:		530.00	
529027	CALLONE UNITED COMMUNICATION SYSTEMS							
	1211242-1130059-0119	01/15/19	01	DEC 2018 ADMIN LINES	01-110-54-00-5440		415.80	
			02	DEC 2018 CITY HALL NORTEL	01-110-54-00-5440		161.18	
			03	DEC 2018 CITY HALL NORTEL	01-210-54-00-5440		161.18	
			04	DEC 2018 CITY HALL NORTEL	51-510-54-00-5440		161.18	
			05	DEC 2018 POLICE LINES	01-210-54-00-5440		1,198.44	
			06	DEC 2018 CITY HALL FIRE	01-210-54-00-5440		258.01	
			07	DEC 2018 CITY HALL FIRE	01-110-54-00-5440		258.01	
			08	DEC 2018 PW LINES	51-510-54-00-5440		1,821.85	
			09	DEC 2018 SEWER LINES	52-520-54-00-5440		496.18	
			10	DEC 2018 TRAFFIC SIGNAL	01-410-54-00-5435		54.65	
			11	MAINTENANCE	** COMMENT **			
			12	DEC 2018 PARKS LINES	79-790-54-00-5440		57.11	
			13	DEC 2018 RECREATION LINES	79-795-54-00-5440		274.60	
					INVOICE TOTAL:		5,318.19	*
					CHECK TOTAL:		5,318.19	
529028	CAMBRIA CAMBRIA SALES COMPANY INC.							
	40308	12/31/18	01	TOILET TISSUE, PAPER TOWEL	01-110-56-00-5610		79.04	
					INVOICE TOTAL:		79.04	*
					CHECK TOTAL:		79.04	
529029	CENSOD CENTRAL SOD							
	9000	01/16/19	01	BLUEGRASS SOD	79-790-56-00-5640		592.00	
					INVOICE TOTAL:		592.00	*
					CHECK TOTAL:		592.00	

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529030	COMED COMMONWEALTH EDISON							
	0185079109-1218	12/28/18	01	11/827-12/28 420 FAIRHAVEN	52-520-54-00-5480		155.29	
					INVOICE TOTAL:		155.29	*
	0435113116-1218	01/07/19	01	11/29-01/02 RT34 & BEECHER	15-155-54-00-5482		108.78	
					INVOICE TOTAL:		108.78	*
	0903040077-1218	12/28/18	01	11/08-12/28 MISC STREET LIGHTS	15-155-54-00-5482		2,738.28	
					INVOICE TOTAL:		2,738.28	*
	0908014004-1218	12/31/18	01	11/28-12/31 6780 RT47	51-510-54-00-5480		139.26	
					INVOICE TOTAL:		139.26	*
	0966038077-1218	12/27/18	01	11/26-12/27 KENNEDY RD	01-410-54-00-5482		12.48	
			02	11/26-12/27 KENNEDY RD	15-155-54-00-5482		226.63	
					INVOICE TOTAL:		239.11	*
	1183088101-1218	12/26/18	01	11/21-12/26 1107 PRAIRIE LIFT	52-520-54-00-5480		140.76	
					INVOICE TOTAL:		140.76	*
	1251108256-1218	12/27/18	01	11/26-12/27 301 E HYDRAULIC	79-795-54-00-5480		81.71	
					INVOICE TOTAL:		81.71	*
	1407125045-1218	01/02/19	01	11/29-01/02 FOX HILL 7 LIFT	52-520-54-00-5480		109.52	
					INVOICE TOTAL:		109.52	*
	161301002-1218	12/12/18	01	11/08-12/11 BALLFIELDS	79-795-54-00-5480		364.26	
					INVOICE TOTAL:		364.26	*
	1647065335-1218	12/31/18	01	11/28-12/31 SARAVANOS PUMP	51-510-54-00-5480		151.87	
					INVOICE TOTAL:		151.87	*
	1718099052-1218	12/26/18	01	11/21-12/26 8972 PRAIRIE CR	52-520-54-00-5480		103.72	
					INVOICE TOTAL:		103.72	*
	2019099044-1218	01/07/19	01	11/08-12/11 BRIDGE ST TANK	51-510-54-00-5480		47.74	
					INVOICE TOTAL:		47.74	*

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529030	COMED COMMONWEALTH EDISON							
	2668047007-1218	12/26/18	01	11/21-12/26 1908 RAINTREE RD	51-510-54-00-5480		182.34	
					INVOICE TOTAL:		182.34	*
	2947052031-1218	12/28/18	01	11/27-12/28 RT47 & RIVER	15-155-54-00-5482		430.90	
					INVOICE TOTAL:		430.90	*
	2961017043-1218	12/27/18	01	11/26-12/27 PRESTWICK LIFT	52-520-54-00-5480		123.88	
					INVOICE TOTAL:		123.88	*
	3119142025-1218	12/27/18	01	11/26-12/27 VAN EMMON LOT	01-410-54-00-5482		22.56	
					INVOICE TOTAL:		22.56	*
	4085080033-1218	12/27/18	01	11/26-12/27 1991 CANNONBALL TR	51-510-54-00-5480		334.70	
					INVOICE TOTAL:		334.70	*
	4449087016-1218	01/07/19	01	11/26-12/28 MISC LIFT STATIONS	51-510-54-00-5480		1,498.68	
					INVOICE TOTAL:		1,498.68	*
	4475093053-1218	12/28/18	01	11/27-12/28 610 TOWER	51-510-54-00-5480		305.94	
					INVOICE TOTAL:		305.94	*
	6819027011-1218	01/04/19	01	11/26-12/28 PR BUILDINGS	79-795-54-00-5480		450.18	
					INVOICE TOTAL:		450.18	*
	7110074020-1218	12/27/18	01	11/26-12/27 104 E VAN EMMON	01-110-54-00-5480		427.24	
					INVOICE TOTAL:		427.24	*
	7982120022-1218	12/28/18	01	11/27-12/28 609 N BRIDGE	01-110-54-00-5480		37.12	
					INVOICE TOTAL:		37.12	*
					CHECK TOTAL:		8,193.84	
529031	CONSTELL CONSTELLATION NEW ENERGY							
	13660448001	01/03/19	01	11/16-12/19 421 POPLAR LIGHT	15-155-54-00-5482		5,433.04	
					INVOICE TOTAL:		5,433.04	*

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529031	CONSTELL CONSTELLATION NEW ENERGY						
	13701269201	12/31/18	01	11/27-12/28 1 COUNTRSIDE PKWY	01-410-54-00-5482		17.04
			02	11/27-12/28 1 COUNTRSIDE PKWY	15-155-54-00-5482		168.87
					INVOICE TOTAL:		185.91 *
					CHECK TOTAL:		5,618.95
529032	COREMAIN CORE & MAIN LP						
	J953023	12/21/18	01	METERS	51-510-56-00-5664		3,680.00
					INVOICE TOTAL:		3,680.00 *
					CHECK TOTAL:		3,680.00
529033	DEARNATI DEARBORN NATIONAL LIFE						
	010919	01/09/19	01	FEB 2019 VISION INS	01-110-52-00-5224		94.15
			02	FEB 2019 VISION INS	01-120-52-00-5224		58.95
			03	FEB 2019 VISION INS	01-210-52-00-5224		511.01
			04	FEB 2019 VISION INS	01-220-52-00-5224		84.05
			05	FEB 2019 VISION INS	01-410-52-00-5224		88.79
			06	FEB 2019 VISION INS	01-640-52-00-5242		153.91
			07	FEB 2019 VISION INS	79-790-52-00-5224		114.48
			08	FEB 2019 VISION INS	79-795-52-00-5224		78.99
			09	FEB 2019 VISION INS	51-510-52-00-5224		82.51
			10	FEB 2019 VISION INS	52-520-52-00-5224		24.10
			11	FEB 2019 VISION INS	82-820-52-00-5224		84.33
					INVOICE TOTAL:		1,375.27 *
					CHECK TOTAL:		1,375.27
529034	DECKER DECKER SUPPLY CO, INC						
	904115	12/21/18	01	SIGN POST BOLTS	01-410-56-00-5619		63.91
					INVOICE TOTAL:		63.91 *
					CHECK TOTAL:		63.91

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529035	DELAGE	DLL FINANCIAL SERVICES INC					
	JAN 2019	01/01/19	01	JAN 2019 COPIER LEASE	01-110-54-00-5485		113.46
			02	JAN 2019 COPIER LEASE	01-120-54-00-5485		75.64
			03	JAN 2019 COPIER LEASE	01-220-54-00-5485		189.10
			04	JAN 2019 COPIER LEASE	01-210-54-00-5485		299.10
			05	JAN 2019 COPIER LEASE	01-410-54-00-5485		44.67
			06	JAN 2019 COPIER LEASE	51-510-54-00-5485		44.67
			07	JAN 2019 COPIER LEASE	52-520-54-00-5485		44.66
			08	JAN 2019 COPIER LEASE	79-790-54-00-5485		94.55
			09	JAN 2019 COPIER LEASE	79-795-54-00-5485		94.55
					INVOICE TOTAL:		1,000.40 *
					CHECK TOTAL:		1,000.40
529036	DYNEGY	DYNEGY ENERGY SERVICES					
	266978918121	12/31/18	01	11/29-12/26 2921 BRISTOL RDG	51-510-54-00-5480		3,436.58
					INVOICE TOTAL:		3,436.58 *
	266979118121	12/31/18	01	11/26-12/26 2224 TREMONT	51-510-54-00-5480		4,791.21
					INVOICE TOTAL:		4,791.21 *
	266979219011	12/31/18	01	11/27-128/27 610 TOWER	51-510-54-00-5480		7,234.01
					INVOICE TOTAL:		7,234.01 *
					CHECK TOTAL:		15,461.80
529037	EEI	ENGINEERING ENTERPRISES, INC.					
	65721	12/31/18	01	RT71 IMPROVEMENTS	01-640-54-00-5465		197.00
					INVOICE TOTAL:		197.00 *
	65723	12/31/18	01	WINDETT RIDGE	01-640-54-00-5465		2,186.75
					INVOICE TOTAL:		2,186.75 *
	65724	12/31/18	01	UTILITY PERMIT REVIEWS	01-640-54-00-5465		1,651.50
					INVOICE TOTAL:		1,651.50 *

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529037	EEI ENGINEERING ENTERPRISES, INC.							
	65725	12/31/18	01	GRANDE RESERVE - AVANTI	01-640-54-00-5465		36.00	
					INVOICE TOTAL:		36.00	*
	65726	12/31/18	01	PRESTWICK	01-640-54-00-5465		234.25	
					INVOICE TOTAL:		234.25	*
	65727	12/31/18	01	YORKVILLE CHRISTAIN SCHOOL	90-055-55-00-0111		308.75	
					INVOICE TOTAL:		308.75	*
	65728	12/31/18	01	AUTUMN CREEK, UNIT 2C	01-640-54-00-5465		575.50	
					INVOICE TOTAL:		575.50	*
	65729	12/31/18	01	HEARTLAND MEADOWS	90-064-64-00-0111		937.75	
					INVOICE TOTAL:		937.75	*
	65730	12/31/18	01	RIVERFRONT PARK IMPROVEMENTS	72-720-60-00-6045		5,263.75	
					INVOICE TOTAL:		5,263.75	*
	65731	12/31/18	01	RT34 IMPROVEMENTS	01-640-54-00-5465		98.50	
					INVOICE TOTAL:		98.50	*
	65732	12/31/18	01	METRONET	01-640-54-00-5465		1,533.75	
					INVOICE TOTAL:		1,533.75	*
	65733	12/31/18	01	DOWNTOWN REVIATALIZATION	01-640-54-00-5465		1,091.00	
					INVOICE TOTAL:		1,091.00	*
	65734	12/31/18	01	BLACKBERRY WOODS-PHASE B	01-640-54-00-5465		2,987.75	
					INVOICE TOTAL:		2,987.75	*
	65735	12/31/18	01	CEDARHURST LIVING SITE	90-101-00-00-0111		928.00	
			02	IMPROVMENTS	** COMMENT **			
					INVOICE TOTAL:		928.00	*
	65736	12/31/18	01	CASEY'S SITE IMPROVEMENTS	90-105-00-00-0111		90.00	
					INVOICE TOTAL:		90.00	*

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529037	EEI	ENGINEERING ENTERPRISES, INC.							
	65737		12/31/18	01	SUB-REGIONAL WATER	51-510-54-00-5465		2,765.75	
				02	COORDINATION	** COMMENT **			
						INVOICE TOTAL:		2,765.75	*
	65738		12/31/18	01	WHISPERING MEADOWS UNITS 1,2	23-230-60-00-6034		130.50	
				02	& 4	** COMMENT **			
				03	WHISPERING MEADOWS UNITS 1,2	51-510-60-00-6034		5.80	
				04	& 4	** COMMENT **			
				05	WHISPERING MEADOWS UNITS 1,2	52-520-60-00-6034		8.70	
				06	& 4	** COMMENT **			
						INVOICE TOTAL:		145.00	*
						CHECK TOTAL:		21,031.00	
529038	EEI	ENGINEERING ENTERPRISES, INC.							
	65739		12/31/18	01	MILL ROAD RECONSTRUCTION	23-230-60-00-6012		21,653.54	
						INVOICE TOTAL:		21,653.54	*
						CHECK TOTAL:		21,653.54	
529039	EEI	ENGINEERING ENTERPRISES, INC.							
	65740		12/31/18	01	BRISTOL BAY - UNIT 11	01-640-54-00-5465		317.25	
						INVOICE TOTAL:		317.25	*
	65741		12/31/18	01	HOLIDAY INN EXPRESS & SUITES	90-108-00-00-0111		2,491.50	
						INVOICE TOTAL:		2,491.50	*
	65742		12/31/18	01	GRANDE RESERVE- UNIT 1	01-640-54-00-5465		1,427.25	
						INVOICE TOTAL:		1,427.25	*
	65743		12/31/18	01	TIMBER GLEN SUBDIVISION	90-114-00-00-0111		1,504.50	
						INVOICE TOTAL:		1,504.50	*

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529039	EEI ENGINEERING ENTERPRISES, INC.							
	65744	12/31/18	01	2018 ROAD PROGRAM	23-230-60-00-6025		253.75	
					INVOICE TOTAL:		253.75	*
	65745	12/31/18	01	EAST ORANGE STREET WATER MAIN	51-510-60-00-6025		72.20	
			02	REPLACEMENT	** COMMENT **			
					INVOICE TOTAL:		72.20	*
	65746	12/31/18	01	INDUSTRIAL/MANUFACTURING	01-640-54-00-5465		2,608.00	
			02	INITIATIVE	** COMMENT **			
					INVOICE TOTAL:		2,608.00	*
	65747	12/31/18	01	CITY OF YORKVILLE GENERAL	01-640-54-00-5465		1,188.19	
					INVOICE TOTAL:		1,188.19	*
	65748	12/31/18	01	MUNICIPAL ENGINEERING SERVICES	01-640-54-00-5465		1,900.00	
					INVOICE TOTAL:		1,900.00	*
	65749	12/31/18	01	WELL #3 WATER MAIN RE-PIPING	51-510-60-00-6022		203.75	
					INVOICE TOTAL:		203.75	*
	65750	12/31/18	01	STORM WATER BASIN INSPECTIONS	01-640-54-00-5465		2,570.25	
					INVOICE TOTAL:		2,570.25	*
	65751	12/31/18	01	ALDI EXPANSION	90-115-00-00-0111		326.75	
					INVOICE TOTAL:		326.75	*
	65752	12/31/18	01	FOX HIGHLANDS WATER MAIN	51-510-60-00-6066		4,882.50	
			02	IMPROVEMENTS	** COMMENT **			
					INVOICE TOTAL:		4,882.50	*
	65753	12/31/18	01	RAINTREE VILLAGE SANITARY	52-520-60-00-6025		74.50	
			02	SEWER REPAIRS	** COMMENT **			
					INVOICE TOTAL:		74.50	*
	65754	12/31/18	01	BAP POWER CORPORATION	90-119-00-00-0111		197.00	
					INVOICE TOTAL:		197.00	*

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529039	EEI	ENGINEERING ENTERPRISES, INC.							
	65755		12/31/18	01	PAVEMENT MANAGEMENT UPDATE	23-230-54-00-5465		1,980.00	
						INVOICE TOTAL:		1,980.00	*
	65756		12/31/18	01	RESTORE CHURCH	90-121-00-00-0111		809.25	
						INVOICE TOTAL:		809.25	*
	65757		12/31/18	01	LOT 7 MENARDS COMMERCIAL	90-124-00-00-0111		630.25	
				02	COMMONS	** COMMENT **			
						INVOICE TOTAL:		630.25	*
	65758		12/31/18	01	LOT 5 COUNTRYSIDE-GRACE WINE	90-125-00-00-0111		747.50	
				02	& COFFEE	** COMMENT **			
						INVOICE TOTAL:		747.50	*
	65759		12/31/18	01	171 SARAVANOS DR SITE	90-133-00-00-0111		507.25	
				02	IMPROVMENTS	** COMMENT **			
						INVOICE TOTAL:		507.25	*
						CHECK TOTAL:		24,691.64	
529040	EEI	ENGINEERING ENTERPRISES, INC.							
	65760		12/31/18	01	RAINTREE VILLAGE UNITS 4,5 & 6	01-640-54-00-5465		184.17	
						INVOICE TOTAL:		184.17	*
						CHECK TOTAL:		184.17	
529041	EEI	ENGINEERING ENTERPRISES, INC.							
	65761		12/31/18	01	PART OF LOT 4 KENDALL CROSSING	90-129-00-00-0111		1,212.25	
						INVOICE TOTAL:		1,212.25	*
	65762		12/31/18	01	LOT 6B KENDALL CROSSING	90-128-00-00-0111		1,791.00	
						INVOICE TOTAL:		1,791.00	*

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529041	EEI	ENGINEERING ENTERPRISES, INC.							
	65763		12/31/18	01	FY 2020 BUDGET	01-640-54-00-5465		98.50	
						INVOICE TOTAL:		98.50	*
	65764		12/31/18	01	GRANDE RESERVE UNIT 23	01-640-54-00-5465		700.00	
						INVOICE TOTAL:		700.00	*
	65765		12/31/18	01	GRANDE RESERVE UNIT 8	01-640-54-00-5465		800.00	
						INVOICE TOTAL:		800.00	*
	65766		12/31/18	01	CALEDONIA PHASE 1	01-640-54-00-5465		500.00	
						INVOICE TOTAL:		500.00	*
	65767		12/31/18	01	2731 PHELPS CT	01-640-54-00-5465		646.75	
						INVOICE TOTAL:		646.75	*
	65768		12/31/18	01	HEARTLAND MEADOWS	01-640-54-00-5465		100.00	
						INVOICE TOTAL:		100.00	*
	65769		12/31/18	01	WINDETT RIDGE UNIT 1	01-640-54-00-5465		900.00	
						INVOICE TOTAL:		900.00	*
	65770		12/31/18	01	HILL VS CITYY OF YORKVILLE	01-640-54-00-5465		144.00	
						INVOICE TOTAL:		144.00	*
	65771		12/31/18	01	HEARTLAND CIRCLE UNIT 1	01-640-54-00-5465		100.00	
						INVOICE TOTAL:		100.00	*
	65772		12/31/18	01	BLACKBERRY WOODS PHASE B	01-640-54-00-5465		400.00	
						INVOICE TOTAL:		400.00	*
	65773		12/31/18	01	KENDALL MARKETPLACE	01-640-54-00-5465		200.00	
						INVOICE TOTAL:		200.00	*
	65774		12/31/18	01	GRANDE RESERVE UNIT 1	01-640-54-00-5465		200.00	
						INVOICE TOTAL:		200.00	*
						CHECK TOTAL:		7,792.50	

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529042	ELEMENT	N-VINT SERVICES LLC							
	SER0010689		01/09/19	01	AGREEMENT CLOUD CONNECT JAN	01-640-54-00-5450		1,125.34	
				02	2019 BILLING	** COMMENT **			
						INVOICE TOTAL:		1,125.34	*
						CHECK TOTAL:		1,125.34	
529043	FARMFLEE	BLAIN'S FARM & FLEET							
	4356-HENNE		12/29/18	01	2 PAIRS OF PANTS, 2 PAIRS OF	01-410-56-00-5600		369.95	
				02	GLOVES, 2 HOODIES, JACKET	** COMMENT **			
						INVOICE TOTAL:		369.95	*
	9512-COLLINS		12/20/18	01	2 SHIRTS, 2 CREWS, 2 JEANS,	01-410-56-00-5600		149.35	
				02	BELT	** COMMENT **			
						INVOICE TOTAL:		149.35	*
						CHECK TOTAL:		519.30	
529044	FLATSOS	RAQUEL HERRERA							
	10270		01/07/19	01	2 NEW TIRES	79-790-54-00-5495		369.90	
						INVOICE TOTAL:		369.90	*
						CHECK TOTAL:		369.90	
529045	FLEX	FLEX BENEFIT SERVICE CORP.							
	609976		01/13/19	01	DEC 2018 HRA ADMIN FEES	01-110-52-00-5216		20.00	
				02	DEC 2018 HRA ADMIN FEES	01-120-52-00-5216		10.00	
				03	DEC 2018 HRA ADMIN FEES	01-210-52-00-5216		95.00	
				04	DEC 2018 HRA ADMIN FEES	01-220-52-00-5216		20.00	
				05	DEC 2018 HRA ADMIN FEES	01-410-52-00-5216		6.67	
				06	DEC 2018 HRA ADMIN FEES	79-790-52-00-5216		22.50	
				07	DEC 2018 HRA ADMIN FEES	79-795-52-00-5216		17.50	

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529045	FLEX	FLEX BENEFIT SERVICE CORP.						
	609976	01/13/19	08	DEC 2018 HRA ADMIN FEES	51-510-52-00-5216		16.67	
			09	DEC 2018 HRA ADMIN FEES	52-520-52-00-5216		6.66	
			10	DEC 2018 HRA ADMIN FEES	01-640-52-00-5240		40.00	
			11	DEC 2018 HRA ADMIN FEES	82-820-52-00-5216		20.00	
			12	DEC 2018 FSA ADMIN FEES	01-110-52-00-5216		12.00	
			13	DEC 2018 FSA ADMIN FEES	01-120-52-00-5216		4.00	
			14	DEC 2018 FSA ADMIN FEES	01-210-52-00-5216		28.00	
			15	DEC 2018 FSA ADMIN FEES	01-220-52-00-5216		4.00	
			16	DEC 2018 FSA ADMIN FEES	01-410-52-00-5216		4.00	
			17	DEC 2018 FSA ADMIN FEES	51-510-52-00-5216		12.00	
					INVOICE TOTAL:		339.00	*
					CHECK TOTAL:			339.00
529046	GROUND	GROUND EFFECTS INC.						
	396012-000	09/05/18	01	DIRT	51-510-56-00-5640		114.75	
					INVOICE TOTAL:		114.75	*
	396330-000	09/11/18	01	DIRT	51-510-56-00-5640		275.40	
					INVOICE TOTAL:		275.40	*
	398148-000	10/03/18	01	DIRT	01-410-56-00-5640		147.49	
					INVOICE TOTAL:		147.49	*
	398519-000	10/09/18	01	GRASS SEED	01-410-56-00-5640		114.11	
					INVOICE TOTAL:		114.11	*
	399895-000	10/29/18	01	DIRT	01-410-56-00-5640		48.20	
					INVOICE TOTAL:		48.20	*
	400005-000	10/30/18	01	STRAW BLANKET	72-720-60-00-6069		346.36	
					INVOICE TOTAL:		346.36	*
	401165-000	12/20/18	01	SCALE	01-410-54-00-5462		63.00	
					INVOICE TOTAL:		63.00	*
					CHECK TOTAL:			1,109.31

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529047	HACH	HACH COMPANY							
	11266828		12/19/18	01	TESTING MATERIALS	51-510-56-00-5638		195.30	
						INVOICE TOTAL:		195.30	*
						CHECK TOTAL:		195.30	
529048	HARRIS	HARRIS COMPUTER SYSTEMS							
	XT00006658		12/31/18	01	DEC 2018 MYGOVHUB FEES	01-120-54-00-5462		77.02	
				02	DEC 2018 MYGOVHUB FEES	51-510-54-00-5462		116.24	
				03	DEC 2018 MYGOVHUB FEES	52-520-54-00-5462		33.55	
						INVOICE TOTAL:		226.81	*
						CHECK TOTAL:		226.81	
529049	HAWKINS	HAWKINS INC							
	4414403		12/14/18	01	CHEMICALS	51-510-56-00-5638		1,121.08	
						INVOICE TOTAL:		1,121.08	*
						CHECK TOTAL:		1,121.08	
529050	HENDERSO	HENDERSON PRODUCTS, INC.							
	284212		12/26/18	01	FLANGE BEARING	01-410-56-00-5628		165.50	
						INVOICE TOTAL:		165.50	*
						CHECK TOTAL:		165.50	
529051	IACE	IACE							
	2019 MEMBERSHIP		01/11/19	01	ANNUAL MEMBERSHIP DUE	01-220-54-00-5460		40.00	
				02	RENEWAL FOR COMMUNITY	** COMMENT **			
				03	DEVELOPMENT DIRECTOR	** COMMENT **			
						INVOICE TOTAL:		40.00	*
						CHECK TOTAL:		40.00	

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529052	ILPD4811	ILLINOIS STATE POLICE						
	113018	11/30/18	01	BACKGROUND CHECKS	79-795-54-00-5462		621.00	
			02	BACKGROUND CHECKS	01-110-54-00-5462		54.00	
					INVOICE TOTAL:		675.00	*
					CHECK TOTAL:		675.00	
529053	ILTRUCK	ILLINOIS TRUCK MAINTENANCE, IN						
	028431	12/10/18	01	REPLACED OIL FILTER	01-410-54-00-5490		120.01	
					INVOICE TOTAL:		120.01	*
	028449	12/24/18	01	REPLACED AIR TANKS UNDER	01-410-54-00-5490		2,123.61	
			02	MUFFLER	** COMMENT **			
					INVOICE TOTAL:		2,123.61	*
					CHECK TOTAL:		2,243.62	
529054	IMAGINE	IMAGINE NATION LLC						
	380	11/27/18	01	BERLINER REPLACEMENT TROLLEY	79-790-56-00-5640		1,175.50	
			02	CHAIN & SEAT	** COMMENT **			
					INVOICE TOTAL:		1,175.50	*
					CHECK TOTAL:		1,175.50	
529055	IMPACT	IMPACT NETWORKING, LLC						
	1306197	12/28/18	01	11/29-12/28 COPIER CHARGES	01-110-54-00-5430		90.24	
			02	11/29-12/28 COPIER CHARGES	01-120-54-00-5430		30.08	
			03	11/29-12/28 COPIER CHARGES	01-220-54-00-5430		91.91	
			04	11/29-12/28 COPIER CHARGES	01-210-54-00-5430		73.11	
			05	11/29-12/28 COPIER CHARGES	01-410-54-00-5462		9.42	
			06	11/29-12/28 COPIER CHARGES	51-510-54-00-5462		9.42	
			07	11/29-12/28 COPIER CHARGES	52-520-54-00-5430		9.42	

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529055	IMPACT	IMPACT NETWORKING, LLC							
	1306197		12/28/18	08	11/29-12/28 COPIER CHARGES	79-790-54-00-5462		142.61	
				09	11/29-12/28 COPIER CHARGES	79-795-54-00-5462		142.61	
						INVOICE TOTAL:		598.82	*
						CHECK TOTAL:		598.82	
529056	INTERDEV	INTERDEV, LLC							
	MSP1018582		12/31/18	01	DEC 2018 MONTHLY BILLING	01-640-54-00-5450		9,711.00	
						INVOICE TOTAL:		9,711.00	*
						CHECK TOTAL:		9,711.00	
529057	ITRON	ITRON							
	505275		12/12/18	01	JAN 2019 HOSTING SERVICES	51-510-54-00-5462		600.37	
						INVOICE TOTAL:		600.37	*
						CHECK TOTAL:		600.37	
529058	JDDOOR	J & D DOOR SALES, INC							
	100468		12/17/18	01	COMMERCIAL SERVICE CALL FOR	23-216-54-00-5446		200.00	
				02	WALL BUTTON	** COMMENT **			
						INVOICE TOTAL:		200.00	*
						CHECK TOTAL:		200.00	
529059	JIMSTRCK	JIM'S TRUCK INSPECTION LLC							
	174806		11/30/18	01	TRUCK INSPECTION	01-410-54-00-5490		30.00	
						INVOICE TOTAL:		30.00	*
	174891		12/04/18	01	TRUCK INSPECTION	01-410-54-00-5490		30.00	
						INVOICE TOTAL:		30.00	*

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529059	JIMSTRCK	JIM'S TRUCK INSPECTION LLC							
	175270		01/02/19	01	TRUCK INSPECTION	79-790-54-00-5495		29.00	
						INVOICE TOTAL:		29.00	*
	175271		01/02/19	01	TRUCK INSPECTION	79-790-54-00-5495		29.00	
						INVOICE TOTAL:		29.00	*
	175282		01/10/19	01	TRUCK INSPECTION	79-790-54-00-5495		29.00	
						INVOICE TOTAL:		29.00	*
	175291		01/03/19	01	TRUCK INSPECTION	79-790-54-00-5495		30.00	
						INVOICE TOTAL:		30.00	*
	175292		01/03/19	01	TRUCK INSPECTION	79-790-54-00-5495		29.00	
						INVOICE TOTAL:		29.00	*
	175303		01/04/19	01	TRUCK INSPECTION	79-790-54-00-5495		30.00	
						INVOICE TOTAL:		30.00	*
	175304		01/04/18	01	TRUCK INSPECTION	79-790-54-00-5495		30.00	
						INVOICE TOTAL:		30.00	*
	175318		01/04/19	01	TRUCK INSPECTION	01-410-54-00-5490		30.00	
						INVOICE TOTAL:		30.00	*
						CHECK TOTAL:			296.00
529060	KANTORG	GARY KANTOR							
	DEC 2018		12/20/18	01	DEC 2018 MAGIC CLASS	79-795-54-00-5462		30.00	
						INVOICE TOTAL:		30.00	*
						CHECK TOTAL:			30.00
529061	KCSHERIF	KENDALL CO. SHERIFF'S OFFICE							

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529061	KCSHERIF	KENDALL CO. SHERIFF'S OFFICE							
	DEC 2018-KENDALL		01/10/19	01	KENDALL COUNTY FTA BOND FEE	01-000-24-00-2412		70.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		70.00	*
						CHECK TOTAL:			70.00
529062	KENDCROS	KENDALL CROSSING, LLC							
	BD REBATE 11/18		01/11/19	01	NOV 2018 BUSINESS DIST. REBATE	01-000-24-00-2487		801.06	
						INVOICE TOTAL:		801.06	*
						CHECK TOTAL:			801.06
529063	KENDTOW	KENDALL COUNTY TOWING & REPAIR							
	010318		01/03/18	01	VEHICLE TOWED TO RIVERVIEW	51-510-54-00-5490		110.00	
				02	FORD	** COMMENT **			
						INVOICE TOTAL:		110.00	*
						CHECK TOTAL:			110.00
529064	KENPRINT	ANNETTE M. POWELL							
	18-1220		12/20/18	01	2 NOTARY STAMPS	01-210-56-00-5610		54.80	
						INVOICE TOTAL:		54.80	*
						CHECK TOTAL:			54.80
529065	LINCOLNF	LINCOLN FINANCIAL GROUP							
	3797998136		01/01/19	01	JAN 2019 LIFE INS	01-110-52-00-5222		116.98	
				02	JAN 2019 LIFE INS-EO	01-110-52-00-5222		6.83	
				03	JAN 2019 LIFE INS-EO	01-120-52-00-5222		20.49	
				04	JAN 2019 LIFE INS-EO	01-210-52-00-5222		499.94	

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529065	LINCOLNF LINCOLN FINANCIAL GROUP							
	3797998136	01/01/19	05	JAN 2019 LIFE INS-EO	01-220-52-00-5222		35.77	
			06	JAN 2019 LIFE INS-EO	01-410-52-00-5222		150.35	
			07	JAN 2019 LIFE INS-EO	79-790-52-00-5222		48.37	
			08	JAN 2019 LIFE INS-EO	79-795-52-00-5222		62.90	
			09	JAN 2019 LIFE INS-EO	51-510-52-00-5222		57.35	
			10	JAN 2019 LIFE INS-EO	52-520-52-00-5222		69.47	
			11	JAN 2019 LIFE INS-EO	82-820-52-00-5222		30.83	
						INVOICE TOTAL:	1,099.28	*
					CHECK TOTAL:		1,099.28	
529066	MENLAND MENARDS - YORKVILLE							
	36853	12/14/18	01	SPARK PLUG	01-410-56-00-5628		4.98	
						INVOICE TOTAL:	4.98	*
	36859	12/14/18	01	LIGHTS FOR WATERMAIN BREAK	51-510-56-00-5630		259.98	
						INVOICE TOTAL:	259.98	*
	36867	12/14/18	01	FUSES, WIRE	79-790-56-00-5640		17.58	
						INVOICE TOTAL:	17.58	*
	36868	12/14/18	01	WIRE, CONDUIT HANGER	01-410-56-00-5628		25.40	
						INVOICE TOTAL:	25.40	*
	37111-18	12/17/18	01	BROOM, HAMMER, RIPPING BAR	01-410-56-00-5630		36.43	
						INVOICE TOTAL:	36.43	*
	37168	12/18/18	01	TRUCK SIDEBOARD	01-410-56-00-5628		88.56	
						INVOICE TOTAL:	88.56	*
	37317	12/20/18	01	SWEEP CPOMPOUND, SCREWS,	79-790-56-00-5640		52.97	
			02	BOARDS	** COMMENT **			
						INVOICE TOTAL:	52.97	*

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529066	MENLAND	MENARDS - YORKVILLE							
	37578		12/23/18	01	SUPER GLUE, UTILITY GATE, DOOR	23-216-56-00-5656		13.54	
				02	LEVER	** COMMENT **			
						INVOICE TOTAL:		13.54	*
	37580		12/23/18	01	SCREWS, SASH LIFT	23-216-56-00-5656		3.97	
						INVOICE TOTAL:		3.97	*
	37748		12/26/18	01	ROLLERS, BRUSHES, NAILS, WOOD	79-790-56-00-5640		200.90	
				02	FILLER, TRAY LINER, PAINT	** COMMENT **			
						INVOICE TOTAL:		200.90	*
	37833		12/27/18	01	PVC CEMENT, COUPLING,	01-410-56-00-5620		308.69	
				02	ADAPTERS, PVC SWEEPS, BALL	** COMMENT **			
				03	VALVE, STRAPS, SPAX, PVC PIPE,	** COMMENT **			
				04	PVC TEES, HAMMER, SCREWS,	** COMMENT **			
				05	SCREWDRIVER SET	** COMMENT **			
						INVOICE TOTAL:		308.69	*
	37856		12/27/18	01	WALL PLATE, SCREWDRIVER,	79-790-56-00-5620		125.17	
				02	SPRING SNAPS, PVC CEMENT, CORD	** COMMENT **			
				03	REEL, PVC TEES, CORK ROLL,	** COMMENT **			
				04	ELBOWS, PRIMER, ROPE	** COMMENT **			
						INVOICE TOTAL:		125.17	*
	37880		12/28/18	01	CREDIT FOR RETURNED MATERIALS	79-790-56-00-5620		-22.86	
						INVOICE TOTAL:		-22.86	*
	37881		12/28/18	01	WIREGUARD, STOVE BOLT	79-790-56-00-5640		6.03	
						INVOICE TOTAL:		6.03	*
	37882		12/28/18	01	BOARDS, CEILING TILE, BASE SHO	79-790-56-00-5620		41.46	
						INVOICE TOTAL:		41.46	*
	37884		12/28/18	01	BIT HOLDER, DRIVE BIT, LOBE,	01-410-56-00-5620		90.01	

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529066	MENLAND	MENARDS - YORKVILLE							
	37884		12/28/18	02	STUDS	** COMMENT **			
							INVOICE TOTAL:	90.01	*
	37901		12/28/18	01	SCREWS	01-410-56-00-5628		7.20	
							INVOICE TOTAL:	7.20	*
	37920-18		12/28/18	01	COUPLING, ADAPTER, PVC TEE,	01-410-56-00-5620		22.20	
				02	ELBOW, STRAPS	** COMMENT **			
							INVOICE TOTAL:	22.20	*
	38106		12/31/18	01	KEROSENE	79-790-56-00-5620		23.96	
							INVOICE TOTAL:	23.96	*
	38324		01/03/19	01	PVC ADAPTER, COUPLING, PVC TEE	01-410-56-00-5620		35.54	
				02	PVC CEMENT	** COMMENT **			
							INVOICE TOTAL:	35.54	*
	38356		01/03/19	01	LAG SCREWS, ELBOW, GREAT STUFF	01-410-56-00-5620		37.42	
				02	GAPS & CRACKS	** COMMENT **			
							INVOICE TOTAL:	37.42	*
						CHECK TOTAL:		1,379.13	
529067	MESIROW	MESIROW INSURANCE SERVICES INC							
	997789		01/10/19	01	$500,000.00 PUBLIC OFFICIAL	01-110-54-00-5462		500.00	
				02	BOND RENEWAL-CITY	** COMMENT **			
				03	ADMINISTRATOR	** COMMENT **			
							INVOICE TOTAL:	500.00	*
						CHECK TOTAL:		500.00	
529068	MORTON	MORTON SALT, INC							
	5401710489		11/29/18	01	SALT	15-155-56-00-5618		3,850.88	
							INVOICE TOTAL:	3,850.88	*

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529068	MORTON	MORTON SALT, INC							
	5401712402		12/01/18	01	SALT	15-155-56-00-5618		4,859.60	
						INVOICE TOTAL:		4,859.60	*
	5401713089		12/03/18	01	SALT	15-155-56-00-5618		5,689.41	
						INVOICE TOTAL:		5,689.41	*
	5401715038		12/04/18	01	SALT	15-155-56-00-5618		3,392.78	
						INVOICE TOTAL:		3,392.78	*
						CHECK TOTAL:		17,792.67	
529069	NARVICK	NARVICK BROS. LUMBER CO, INC							
	60517		12/04/18	01	4000 PSI	72-720-60-00-6069		259.00	
						INVOICE TOTAL:		259.00	*
						CHECK TOTAL:		259.00	
529070	NEOPOST	NEOFUNDS BY NEOPOST							
	011419		01/14/19	01	POSTAGE MACHINE REFILL	01-000-14-00-1410		500.00	
						INVOICE TOTAL:		500.00	*
						CHECK TOTAL:		500.00	
529071	NICOR	NICOR GAS							
	00-41-22-8748 4-1218		01/02/19	01	11/30-01/02 1107 PRAIRIE LN	01-110-54-00-5480		39.77	
						INVOICE TOTAL:		39.77	*
	12-43-53-5625 3-1218		01/03/19	01	12/03-01/03 609 N BRIDGE	01-110-54-00-5480		94.50	
						INVOICE TOTAL:		94.50	*
	15-41-50-1000 6-1218		01/03/19	01	11/30-01/02 804 GAME FARM RD	01-110-54-00-5480		522.41	
						INVOICE TOTAL:		522.41	*

INVOICES DUE ON/BEFORE 01/22/2019

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529071	NICOR	NICOR GAS							
	15-64-61-3532 5-1218		01/02/19	01	11/30-01/02 CANNONBALL TR	01-110-54-00-5480		33.50	
						INVOICE TOTAL:		33.50	*
	23-45-91-4862 5-1218		01/04/19	01	12/03-01/03 BRUELL ST	01-110-54-00-5480		100.74	
						INVOICE TOTAL:		100.74	*
	40-52-64-8356 1-1218		01/04/19	01	12/04-01/04 102 E VAN EMMON	01-110-54-00-5480		354.88	
						INVOICE TOTAL:		354.88	*
	61-60-41-1000 9-1218		01/04/19	01	12/03-01/03 610 TOWER	01-110-54-00-5480		791.86	
						INVOICE TOTAL:		791.86	*
	80-56-05-1157 0-1118		12/06/18	01	08/07-12/06 2512 ROSEMONT	01-110-54-00-5480		116.89	
						INVOICE TOTAL:		116.89	*
	83-80-00-1000 7-1218		01/04/19	01	12/03-01/03 610 TOWER UNIT B	01-110-54-00-5480		256.30	
						INVOICE TOTAL:		256.30	*
	91-85-68-4012 8-1218		01/03/19	01	11/30-01/02 902 GAME FARM RD	82-820-54-00-5480		1,780.85	
						INVOICE TOTAL:		1,780.85	*
	95-16-10-1000 4-1218		01/03/19	01	12/03-01/03 1 RT47	01-110-54-00-5480		28.42	
						INVOICE TOTAL:		28.42	*
						CHECK TOTAL:			4,120.12
D001121	ORRK	KATHLEEN FIELD ORR & ASSOC.							
	15830		01/06/19	01	MISC GENERAL CITY MATTERS	01-640-54-00-5456		8,567.75	
				02	CASCADE MATTERS	01-640-54-00-5456		129.00	
				03	DOWNTOWN TIF MATTERS	88-880-54-00-5466		612.75	
				04	WINDMILL FARMS MATTERS	90-137-00-00-0011		129.00	
				05	GRANDE RESERVE MATTERS	01-640-54-00-5456		86.00	
				06	HOOVER MATTERS	01-640-54-00-5456		75.25	

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D001121	ORRK	KATHLEEN FIELD ORR & ASSOC.							
	15830		01/06/19	07	MEETINGS	01-640-54-00-5456		500.00	
				08	RAINTRE MATTERS	90-138-00-00-0011		526.75	
						INVOICE TOTAL:		10,626.50	*
						DIRECT DEPOSIT TOTAL:		10,626.50	
529072	PFIZENMB	BEHR PFIZENMAIER							
	010819		01/08/19	01	TUITION REIMBURSEMENT	01-210-54-00-5410		1,206.00	
						INVOICE TOTAL:		1,206.00	*
						CHECK TOTAL:		1,206.00	
529073	PFPETT	P.F. PETTIBONE & CO.							
	175674		01/03/18	01	4 NEW PHOTO ID CARDS	01-210-54-00-5430		63.00	
						INVOICE TOTAL:		63.00	*
	175686		01/07/19	01	1 CITY ID	52-520-54-00-5462		12.90	
						INVOICE TOTAL:		12.90	*
						CHECK TOTAL:		75.90	
529074	R0000594	BRIAN BETZWISER							
	010119-122		12/01/18	01	185 WOLF ST PYMT #122	25-215-92-00-8000		3,535.29	
				02	185 WOLF ST PYMT #122	25-215-92-00-8050		2,758.33	
				03	185 WOLF ST PYMT #122	25-225-92-00-8000		110.76	
				04	185 WOLF ST PYMT #122	25-225-92-00-8050		86.42	
						INVOICE TOTAL:		6,490.80	*
						CHECK TOTAL:		6,490.80	
529075	R0002207	LEE FRY COMPANIES INC							

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529075	R0002207	LEE FRY COMPANIES INC							
	LGL DEP RFND		01/07/19	01	REFUND REMAINING LEGAL DEPOSIT	90-083-83-00-0011		998.00	
						INVOICE TOTAL:		998.00	*
						CHECK TOTAL:		998.00	
529076	R0002208	HARI DEVELOPMENT YORKVILLE LLC							
	SLS TX RBT		01/09/19	01	NET SALES TAX REBATES -	90-083-83-00-0111		3,670.34	
				02	JAN 2017-AUG 2018	** COMMENT **			
						INVOICE TOTAL:		3,670.34	*
						CHECK TOTAL:		3,670.34	
529077	REIL	TEAM REIL INC.							
	21608		12/21/18	01	REPLACEMENT PARTS FOR TRANSFER	79-790-56-00-5640		3,240.00	
				02	POINT	** COMMENT **			
						INVOICE TOTAL:		3,240.00	*
						CHECK TOTAL:		3,240.00	
529078	REINDERS	REINDERS, INC.							
	1765212-01		12/11/18	01	WHEEL MOTOR SEAL KIT	79-790-56-00-5640		201.58	
						INVOICE TOTAL:		201.58	*
						CHECK TOTAL:		201.58	
529079	RIVRVIEW	RIVERVIEW FORD							
	129444FOW		09/14/18	01	MIRROR COVER	01-410-56-00-5628		219.30	
						INVOICE TOTAL:		219.30	*
	129493FOW		09/21/18	01	SEAT PADS	51-510-56-00-5628		153.08	
						INVOICE TOTAL:		153.08	*

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529079	RIVRVIEW	RIVERVIEW FORD							
	130302FOR		12/19/18	01	SEAT BELT ASSEMBLY	79-790-56-00-5640		77.18	
						INVOICE TOTAL:		77.18	*
	FOCS405289		06/26/18	01	REPLACED SPARK PLUGS, COILS &	79-790-54-00-5495		557.24	
				02	BOOTS	** COMMENT **			
						INVOICE TOTAL:		557.24	*
	FOCS407527		08/16/18	01	BRAKE REPAIR	01-410-54-00-5490		817.71	
						INVOICE TOTAL:		817.71	*
	FOCS407991		08/23/18	01	REPLACED TRANSMISSION OIL PAN	79-790-54-00-5495		359.14	
						INVOICE TOTAL:		359.14	*
	FOCS412981		12/21/18	01	INSTALLED NEW DIPSTICK	01-410-54-00-5490		296.54	
						INVOICE TOTAL:		296.54	*
						CHECK TOTAL:		2,480.19	
529080	RSMITS	R. SMITS & SONS							
	123018		12/30/18	01	2018 FALL LEAF DISPOSAL	01-540-54-00-5443		5,520.00	
						INVOICE TOTAL:		5,520.00	*
						CHECK TOTAL:		5,520.00	
529081	RUSSPOWE	RUSSO HARDWARE INC.							
	37317		12/20/18	01	SWEEP COMPOUND, SCREWS,	79-790-56-00-5640		52.99	
				02	BOARDS	** COMMENT **			
						INVOICE TOTAL:		52.99	*
	55717941		12/19/18	01	SPINDLE SHAFT, PULLEY HOLDER,	79-790-56-00-5640		251.91	
				02	COLLAR, CLIP	** COMMENT **			
						INVOICE TOTAL:		251.91	*
						CHECK TOTAL:		304.90	

INVOICES DUE ON/BEFORE 01/22/2019

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529082	SEBIS	SEBIS DIRECT							
	26821		12/13/18	01	NOV 2018 UTILITY BILLING	01-120-54-00-5430		293.71	
				02	NOV 2018 UTILITY BILLING	51-510-54-00-5430		393.56	
				03	NOV 2018 UTILITY BILLING	52-520-54-00-5430		183.58	
				04	NOV 2018 UTILITY BILLING	79-795-54-00-5426		252.60	
						INVOICE TOTAL:		1,123.45	*
						CHECK TOTAL:		1,123.45	
529083	SIGLER	SIGLER FAMILY EYE CARE							
	122818		12/28/18	01	NEW OFFICER EYE EXAMINATIONS	01-210-54-00-5411		540.00	
						INVOICE TOTAL:		540.00	*
						CHECK TOTAL:		540.00	
529084	SMITHERE	SMITHEREEN PEST MANAGEMENT							
	1877813		12/11/18	01	DEC 2018 PEST CONTROL	23-216-54-00-5446		88.00	
						INVOICE TOTAL:		88.00	*
						CHECK TOTAL:		88.00	
D001122	SOELKET	TOM SOELKE							
	010719		01/07/19	01	MILEAGE REIMBURSEMENT FOR	52-520-54-00-5415		45.94	
				02	FIRST AID TRAINING	** COMMENT **			
						INVOICE TOTAL:		45.94	*
	122019		12/20/18	01	MILEAGE REIMBURSEMENT FOR	52-520-54-00-5415		172.66	
				02	INTRO TO EXCAVATIONS TRAINING	** COMMENT **			
						INVOICE TOTAL:		172.66	*
						DIRECT DEPOSIT TOTAL:		218.60	
529085	SPEEDWAY	FLEETCOR SUPERFLEET MASTERCARD							

INVOICES DUE ON/BEFORE 01/22/2019

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
529085	SPEEDWAY	FLEETCOR SUPERFLEET MASTERCARD					
	FB638-011119	01/11/19	01	DEC 2018 GASOLINE	01-210-56-00-5695		3,363.05
			02	DEC 2018 GASOLINE	51-510-56-00-5695		309.88
			03	DEC 2018 GASOLINE	52-520-56-00-5695		309.88
			04	DEC 2018 GASOLINE	01-410-56-00-5695		309.88
			05	DEC 2018 GASOLINE	01-220-56-00-5695		200.81
					INVOICE TOTAL:		4,493.50 *
					CHECK TOTAL:		4,493.50
529086	STANDARD	STANDARD & ASSOCIATES, INC.					
	SA000039604	12/28/18	01	NEW OFFICER PERSONALITY	01-210-54-00-5411		1,580.00
			02	EVALUATIONS	** COMMENT **		
					INVOICE TOTAL:		1,580.00 *
					CHECK TOTAL:		1,580.00
529087	TRCONTPR	TRAFFIC CONTROL & PROTECTION					
	99783	12/19/18	01	SIGNS	01-410-56-00-5619		541.45
					INVOICE TOTAL:		541.45 *
					CHECK TOTAL:		541.45
529088	TRINITYC	UNITED METHODIST MEN					
	104	12/20/18	01	REIMBURSEMENT FOR CHILI CHASE	79-795-56-00-5606		600.00
			02	SUPPLIES & FOOD	** COMMENT **		
					INVOICE TOTAL:		600.00 *
					CHECK TOTAL:		600.00
529089	UPS5361	DDEDC #3, INC					
	010319	01/03/19	01	1 PKG TO KFO	01-110-54-00-5452		31.96
					INVOICE TOTAL:		31.96 *
					CHECK TOTAL:		31.96

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529090	VITOSH	CHRISTINE M. VITOSH							
	CMV 1935		01/04/19	01	DEC 2018 ADMIN HEARINGS	01-210-54-00-5467		400.00	
						INVOICE TOTAL:		400.00	*
	CMV 1936		01/04/19	01	01/02/19 ELECTORAL BOARD	01-110-54-00-5462		277.50	
				02	HEARING	** COMMENT **			
						INVOICE TOTAL:		277.50	*
						CHECK TOTAL:		677.50	
529091	WAREHOUS	WAREHOUSE DIRECT							
	4147907-0		01/03/19	01	DRY ERASE MARKERS	01-210-56-00-5610		25.57	
						INVOICE TOTAL:		25.57	*
						CHECK TOTAL:		25.57	
529092	WELDSTAR	WELDSTAR							
	01710835		12/24/18	01	CYLINDER RENTAL	01-410-54-00-5485		16.20	
						INVOICE TOTAL:		16.20	*
						CHECK TOTAL:		16.20	
529093	WILCOXM	MILTON EDWARD WILCOX							
	2019 HTD DEP		01/10/19	01	2019 HOMETOWN DAYS PERFORMANCE	79-000-14-00-1400		2,750.00	
						INVOICE TOTAL:		2,750.00	*
						CHECK TOTAL:		2,750.00	
529094	WTRPRD	WATER PRODUCTS, INC.							
	0285451		12/17/18	01	BAND REPAIR CLAMPS	51-510-56-00-5640		293.46	
						INVOICE TOTAL:		293.46	*

INVOICES DUE ON/BEFORE 01/22/2019

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529094	WTRPRD	WATER PRODUCTS, INC.							
	0285572		12/21/18	01	BAND REPAIR CLAMPS	51-510-56-00-5640		209.00	
						INVOICE TOTAL:		209.00	*
						CHECK TOTAL:		502.46	
D001123	YBSD	YORKVILLE BRISTOL							
	0119SF		01/08/19	01	DEC 2018 SANITARY FEES	95-000-24-00-2450		332,868.19	
						INVOICE TOTAL:		332,868.19	*
						DIRECT DEPOSIT TOTAL:		332,868.19	
529095	YORKPDPC	YORKVILLE POLICE DEPT.							
	010219		01/02/19	01	SALINE	01-210-56-00-5620		7.03	
				02	NOTARY	01-210-54-00-5462		5.00	
						INVOICE TOTAL:		12.03	*
						CHECK TOTAL:		12.03	
529096	YORKSELF	YORKVILLE SELF STORAGE, INC							
	2141		12/22/18	01	JAN 2019 STORAGE RENTAL	01-210-54-00-5485		80.00	
						INVOICE TOTAL:		80.00	*
						CHECK TOTAL:		80.00	
529097	YOUNGM	MARLYS J. YOUNG							
	121118		12/31/18	01	12/11 JOINT REVIEW BOARD	87-870-54-00-5462		21.38	
				02	MEETING MINUTES	** COMMENT **			
				03	12/11 JOINT REVIEW BOARD	88-880-54-00-5462		21.37	
				04	MEETING MINUTES	** COMMENT **			
						INVOICE TOTAL:		42.75	*

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
529097	YOUNGM MARLYS J. YOUNG							
	121818	12/27/18	01	12/18 PW MEETING MINUTES	01-110-54-00-5462		52.00	
					INVOICE TOTAL:		52.00	*
					CHECK TOTAL:		94.75	

TOTAL CHECKS PAID:	356,454.12
TOTAL DIRECT DEPOSITS PAID:	344,230.29
TOTAL AMOUNT PAID:	700,684.41

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	

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900068	FNBO FIRST NATIONAL BANK OMAHA				01/25/19		
	012519-A.SIMMONS	12/31/18	01	VERIZON-11/02-12/01 IN CAR		01-210-54-00-5440	720.26
			02	UNITS		** COMMENT **	
			03	KONICA-10/19-11/18 COPY CHARGE		82-820-54-00-5462	8.11
			04	QUILL-KEYBOARD, TAB DIVIDERS		01-120-56-00-5610	70.98
			07	ALARM DETECTION-JAN-MAR ALARM		23-216-54-00-5446	519.57
			08	MONITORING FEE FOR 800 GAME		** COMMENT **	
			09	FARM RD		** COMMENT **	
			10	ALARM DETECTION-BURGLARY		82-820-54-00-5462	1,922.06
			11	SYSTEM INSTALLATION OF 3 PANIC		** COMMENT **	
			12	BUTTONS		** COMMENT **	
			13	VERIZON-NOV 2018 MOBILE PHONES		01-220-54-00-5440	185.99
			14	VERIZON-NOV 2018 MOBILE PHONES		01-210-54-00-5440	944.73
			15	VERIZON-NOV 2018 MOBILE PHONES		79-795-54-00-5440	72.98
			16	VERIZON-NOV 2018 MOBILE PHONES		51-510-54-00-5440	154.35
			17	VERIZON-NOV 2018 MOBILE PHONES		01-410-54-00-5440	44.24
			18	VERIZON-NOV 2018 MOBILE PHONES		52-520-54-00-5440	38.01
						INVOICE TOTAL:	4,681.28 *
	012519-B.BEHRENS	12/31/18	01	CASEYS-DEC 2018 GASOLINE		51-510-56-00-5695	40.02
						INVOICE TOTAL:	40.02 *
	012519-B.OLSEM	12/31/18	01	OFFICE DEPO-COPY PAPER		01-110-56-00-5610	289.24
			02	THREE FIRES COUNCIL-2 SHADOW		01-110-56-00-5610	67.98
			03	BOX PLAQUES		** COMMENT **	
			04	WAREHOUSE DIRECT-POST-IT FLAGS		01-110-56-00-5610	69.83
			05	ENVELOPES, STENO BOOKS, CLIPS		** COMMENT **	
			06	OFFICE DEPO-REGISTER ROLLS,		01-110-56-00-5610	27.71
			07	POST IT NOTES		** COMMENT **	
			08	FOX VALLEY TROPHY-2 BRASS		01-110-56-00-5610	9.75
			09	PLATES FOR EAGLE SCOUTS		** COMMENT **	
			10	KENDALL PRINTING-500 BUSINESS		01-110-56-00-5610	63.35
			11	CARDS-WILLRETT		** COMMENT **	
			12	AMAZON-INK CARTRIDGE FOR		01-110-56-00-5610	13.90
			13	SIGNATURE STAMP		** COMMENT **	
			14	OFFICE DEPO-3M OFFICE HOOKS		01-110-56-00-5610	9.38
						INVOICE TOTAL:	551.14 *
	012519-D.DEBORD	12/31/18	01	MENARDS-POINSETTIAS, WREATHS,		82-820-56-00-5610	100.50
			02	RIBBON, WIRE		** COMMENT **	
						INVOICE TOTAL:	100.50 *
	012519-E.DHUSE	12/31/18	01	NAPA#212690-HOSE CLAMP		51-510-56-00-5628	14.58
			02	NAPA#212660-HOSE CLAMPS		52-520-56-00-5628	33.96
			03	NAPA#212781-RETURNED LAMP		01-410-56-00-5628	-102.74
			04	CREDIT		** COMMENT **	

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900068	FNBO FIRST NATIONAL BANK OMAHA				01/25/19		
	012519-E.DHUSE	12/31/18	05	NAPA#213007-MIRROR ADHESIVE		01-210-56-00-5620	5.52
			06	NAPA#213168-BOLTS		01-410-56-00-5628	12.87
			07	NAPA#213660-BULB, LAMP		01-410-56-00-5628	6.10
			08	ARAMARK#1591615320-MATS		01-410-54-00-5485	41.44
			09	ARAMARK#1591623551-MATS		51-510-54-00-5485	41.89
			10	ARAMARK#1591631766-MATS		52-520-54-00-5485	41.44
			11	ARAMARK#1591639956-MATS		01-410-54-00-5485	45.04
			12	ARAMARK#1591648144-MATS		51-510-54-00-5485	41.44
			13	ARAMARK#1591656431-MATS		52-520-54-00-5485	41.44
			14	GERBER GLASS-WINDSHIELD		01-410-54-00-5490	225.00
			15	REPLACEMENT		** COMMENT **	
			16	NORTHERN SAFETY-GLOVES,		01-410-56-00-5620	351.55
			17	FACESHIELDS, SAFETY GLASSES,		** COMMENT **	
			18	EAR MUFFS		** COMMENT **	
			19	NORTHERN SAFETY-GLOVES,		51-510-56-00-5620	351.55
			20	FACESHIELDS, SAFETY GLASSES,		** COMMENT **	
			21	EAR MUFFS		** COMMENT **	
			22	NORTHERN SAFETY-GLOVES,		52-520-56-00-5620	281.31
			23	FACESHIELDS, SAFETY GLASSES,		** COMMENT **	
			24	EAR MUFFS		** COMMENT **	
			25	NAPA#214325-OIL FILTERS		01-410-56-00-5628	39.17
			26	NAPA#214394-SOCKET, FILTER		01-410-56-00-5630	54.85
			27	APWA-JOB POSTING		51-510-54-00-5462	400.00
			28	NAPA#214676-WORK CLAMP		01-410-56-00-5628	9.37
			29	NAPA#214709-SPARK PLUG, OIL		01-410-56-00-5628	20.54
			30	NAPA#214670-OIL		79-790-56-00-5640	23.97
			31	NAPA#214763-DEGREASER, CLAMP		79-790-56-00-5640	17.96
						INVOICE TOTAL:	1,998.25 *
	012519-E.TOPPER	12/31/18	01	AMAZON-SUPER GLUE, TONER		82-820-56-00-5610	138.19
			02	AMAZON PRIME MONTHLY FEE		82-820-54-00-5460	12.99
			03	AMAZON-SECURITY ENVELOPES		82-820-56-00-5610	19.99
			04	AMAZON-THERMAL RECEIPT PAPER		82-820-56-00-5635	235.99
			05	AMAZON-LABELS		82-820-56-00-5635	19.36
						INVOICE TOTAL:	426.52 *
	012519-E.WILLRETT	12/31/18	01	ITIA MUNICIPAL MEMBERSHIP		01-110-54-00-5460	325.00
			02	REGISTRATION		** COMMENT **	
			03	EBAY-NORTEL NORSTAR PHONE		01-110-56-00-5610	52.00
						INVOICE TOTAL:	377.00 *
	012519-J.COLLINS	12/31/18	01	HOME DEPO-SAWZALL BLADE SET		52-520-56-00-5630	168.97
			02	HOME DEPO-RETURNED BLADE		52-520-56-00-5630	-149.00
			03	CREDIT		** COMMENT **	
						INVOICE TOTAL:	19.97 *

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900068	FNBO FIRST NATIONAL BANK OMAHA				01/25/19		
	012519-J.DYON	12/31/18	01	OFFICE DEPO-CALENDARS		01-120-56-00-5610	6.42
			02	OFFICE DEPO-CALENDARS		51-510-56-00-5620	9.68
			03	OFFICE DEPO-CALENDARS		52-520-56-00-5610	2.79
						INVOICE TOTAL:	18.89 *
	012519-J.ENGBERG	12/31/18	01	WAUBONSEE-TUITION FOR 2		01-220-54-00-5412	891.00
			02	CLASSES		** COMMENT **	
			03	ADOBE-CREATIVE CLOUD MONTHLY		01-220-56-00-5635	52.99
			04	FEE		** COMMENT **	
			05	APA-2019 NATIONAL PLANNING		01-220-54-00-5412	735.00
			06	CONFERENCE REGISTRATION FOR		** COMMENT **	
			07	04/12/169-04/16/19		** COMMENT **	
						INVOICE TOTAL:	1,678.99 *
	012519-J.GALAUNER	12/31/18	01	DOLLAR TREE-GLITTER, GARLAND		79-795-56-00-5606	6.00
			02	JEWEL-COOKIES		79-795-56-00-5606	12.97
			03	REVERSAL OF FRAUD CHARGES AND		01-000-24-00-2440	-3.75
			04	AMAZON-BALLOONS, BULLETIN		79-795-56-00-5606	55.23
			05	BOARD PAPER, LABELING TAPE		** COMMENT **	
						INVOICE TOTAL:	70.45 *
	012519-J.WEISS	12/31/18	01	TARGET-YOUTH SERVICE SUPPLIES		82-820-56-00-5671	58.93
			02	FOR POLAR EXPRESS NEW YEARS		** COMMENT **	
			03	DOLLAR TREE-TABLE COVERS, CUPS		82-820-56-00-5671	18.00
			04	PLATES, RIBBON, BOWLS		** COMMENT **	
			05	TARGET-GIFT CARDS		82-000-24-00-2480	100.00
						INVOICE TOTAL:	176.93 *
	012519-K.BARKSDALE	12/31/18	01	KONE-DEC 2018 ELEVATOR		23-216-54-00-5446	150.15
			02	MAINTENANCE		** COMMENT **	
			03	APA - 2019 NATIONAL PLANNING		01-220-54-00-5412	785.00
			04	CONFERENCE REGISTRATION FOR		** COMMENT **	
			05	04/12/16-04/16/19		** COMMENT **	
						INVOICE TOTAL:	935.15 *
	012519-L.PICKERING	12/31/18	01	OFFICE DEPO-TAPE, STAPLER,		01-110-56-00-5610	49.30
			02	STAPLES, BATTERIES, CARD STOCK		** COMMENT **	
			03	TRIBUNE-TAX LEVY HEARING		01-110-54-00-5426	531.40
			04	TRIBUNE-BREWERY TEXT AMENDMENT		01-220-54-00-5426	171.11
			05	MOBILE FOOD & RETAIL VENDORS		01-220-54-00-5426	151.83
			06	TEXT AMENDMENT		** COMMENT **	
			07	TRIBUNE-WINDETT RIDGE 4TH		90-122-00-00-0011	421.76
			08	AMENDMENT TO PUD		** COMMENT **	
			09	SECRETARY OF STATE-PURCHASE		01-110-54-00-5462	26.00
			10	OF CERTIFICATE OF GOOD		** COMMENT **	

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900068	FNBO FIRST NATIONAL BANK OMAHA				01/25/19		
	012519-L.PICKERING	12/31/18	11	STANDING NEEDED TO PROCESS A		** COMMENT **	
			12	LICENSE APPLICATION		** COMMENT **	
						INVOICE TOTAL:	1,351.40 *
	012519-M.SENG	12/31/18	01	SPRAYER PUMP		25-215-60-00-6070	512.57
						INVOICE TOTAL:	512.57 *
	012519-N.DECKER	12/31/18	01	QUILL-ENVELOPES		01-210-56-00-5610	93.98
			02	AMAZON-FLASH DRIVES, POP-UP		01-210-56-00-5610	85.07
			03	NOTES, SCISSORS, THUMB DRIVES		** COMMENT **	
			04	LEXIS-NOV 2018 SEARCHES		01-210-54-00-5462	142.50
			05	MINER#266944-REPAIRED SIREN		01-210-54-00-5495	95.00
			06	CONNECTION		** COMMENT **	
			07	MINER#267012-RADAR DIAGNOSTIC		01-210-54-00-5495	47.50
			08	AMAZON-PHONE CASE		01-210-56-00-5620	17.98
			09	AT&T-11/25-12/24 SERVICE		01-210-54-00-5440	185.48
			10	COMCAST-12/08-01/07 CABLE		01-210-54-00-5440	4.21
			11	AMAZON-DVD WRITER DRIVE		01-210-56-00-5610	20.47
			12	QUILL-COPY PAPER		01-210-56-00-5610	243.92
						INVOICE TOTAL:	936.11 *
	012519-P.MCMAHON	12/31/18	01	SIRCHIE-EVIDENCE BAGS		01-210-56-00-5620	135.27
			02	SEARCH WARRANT TEAM LUNCH		01-210-56-00-5620	36.77
						INVOICE TOTAL:	172.04 *
	012519-P.RATOS	12/31/18	01	OFFICE DEPO-FOLDERS, PENS		01-220-56-00-5610	64.22
			02	ICC EDUCODE CONFERENCE AIR		01-220-54-00-5415	447.86
			03	FARE AND LODGING DEPOSIT		** COMMENT **	
			04	THREAD LOGIC-6 POLO SHIRTS		01-220-56-00-5620	368.32
			05	EACH FOR CREADEUR, RATOS AND		** COMMENT **	
			06	HASTINGS		** COMMENT **	
			07	ICC EDUCODE CONFERENCE		01-220-54-00-5412	800.00
			08	REGISTRATION FOR RATOS		** COMMENT **	
			09	SWANSON HEALTH DISPUTED		01-000-24-00-2440	18.13
			10	CHARGES-TO BE REVERSED		** COMMENT **	
						INVOICE TOTAL:	1,698.53 *
	012519-P.SCODRO	12/31/18	01	UPS-1 PKG TO WATER RESOURCES		51-510-54-00-5452	10.59
			02	CASEYS-NOV 2018 GASOLINE		51-510-56-00-5695	75.72
						INVOICE TOTAL:	86.31 *
	012519-R.FREDRICKSON	12/31/18	01	COMCAST-11/23-12/22 INTERNET		01-110-54-00-5440	79.46
			02	COMCAST-11/23-12/22 INTERNET		01-220-54-00-5440	79.46
			03	COMCAST-11/23-12/22 INTERNET		01-120-54-00-5440	52.97
			04	COMCAST-11/23-12/22 INTERNET		79-790-54-00-5440	72.84

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900068	FNBO FIRST NATIONAL BANK OMAHA				01/25/19		
	012519-R.FREDRICKSON	12/31/18	05	COMCAST-11/23-12/22 INTERNET		01-210-54-00-5440	344.33
			06	COMCAST-11/23-12/22 INTERNET		79-795-54-00-5440	72.85
			07	COMCAST-11/23-12/22 INTERNET		52-520-54-00-5440	39.73
			08	COMCAST-11/23-12/22 INTERNET		01-410-54-00-5440	66.22
			09	COMCAST-11/23-12/22 INTERNET		51-510-54-00-5440	66.22
			10	COMCAST-11/23-12/22 PHONE & TV		79-790-54-00-5440	113.86
			11	COMCAST-11/10-12/09 INTERNET,		82-820-54-00-5440	416.63
			12	PHONE & CABLE		** COMMENT **	
			13	COMCAST-11/12-12/11 TV		01-110-54-00-5440	21.04
			14	COMCAST-10/13-12/12 INTERNET		51-510-56-00-5620	219.70
			15	NEWTEK-12/11-01/11 WEB UPKEEP		01-640-54-00-5450	16.59
			16	IGFOA-2019 MEMBERSHIP RENEWAl		01-120-54-00-5460	250.00
						INVOICE TOTAL:	1,911.90 *
	012519-R.HARMON	12/31/18	01	FUN EXPRESS-DECEMBER		79-795-56-00-5606	147.65
			02	PRESCHOOL CLASSROOM AIDS		** COMMENT **	
			03	AMAZON-COTTON BALLS		79-795-56-00-5606	8.70
			04	DOLLAR TREE-CREDIT FOR TAX		79-795-56-00-5606	-4.20
			05	AMAZON-CLOROX WIPES		79-795-56-00-5606	42.50
			06	AMAZON-DINNER PLATES		79-795-56-00-5606	19.38
			07	AMAZON-COAT LOCKER		79-795-56-00-5606	557.80
			08	AMAZON-PLASTIC PLATES		79-795-56-00-5606	8.01
			09	AMAZON-PROGRESS REPORTS		79-795-56-00-5606	44.95
			10	HOBBY LOBBY-CHRISTMAS CRAFT		79-795-56-00-5606	21.94
			11	SUPPLIES		** COMMENT **	
			12	TARGET-DRINKS, COOKIES		79-795-56-00-5606	36.65
			13	JEWEL-APPLES		79-795-56-00-5606	9.98
			14	HOME GOODS-JAN PRESCHOOL AIDS		79-795-56-00-5606	27.98
						INVOICE TOTAL:	921.34 *
	012519-R.MIKOLASEK	12/31/18	01	GALLS-TACTICAL BOOTS-HUNTER		01-210-56-00-5600	157.00
			02	TASER INSTRUCTOR CERTIFICATION		01-210-54-00-5412	325.00
			03	FOR KUEHLEM		** COMMENT **	
			04	RADIO TWO-WAY-LEATHER CASES		01-210-56-00-5600	362.72
						INVOICE TOTAL:	844.72 *
	012519-R.WRIGHT	12/31/18	01	SHAW MEDIA-WATER FOREMAN JOB		51-510-54-00-5426	849.00
			02	POSTING		** COMMENT **	
			03	PHYSICIANS CARE-DRUG SCREEN		01-410-54-00-5462	38.00
			04	PHYSICIANS CARE-DRUG SCREEN		01-220-54-00-5462	38.00
			05	PHYSICIANS CARE-DRUG SCREEN		01-210-54-00-5462	38.00
			06	PHYSICIANS CARE-DRUG SCREEN		51-510-54-00-5462	53.00
			07	PHYSICIANS CARE-DRUG SCREEN		79-795-54-00-5462	76.00
						INVOICE TOTAL:	1,092.00 *
	012519-S.IWANSKI	12/31/18	01	YORKVILLE POST-BOOKCLUB		82-820-54-00-5452	320.84

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900068	FNBO FIRST NATIONAL BANK OMAHA				01/25/19		
	012519-S.IWANSKI	12/31/18	02	POSTAGE		** COMMENT **	
						INVOICE TOTAL:	320.84 *
	012519-S.REDMON	12/31/18	01	AT&T UVERSE-11/24-12/23 TOWN		79-795-54-00-5440	55.39
			02	SQAURE PARK SIGN INTERNET		** COMMENT **	
			03	IPRA JOB POSTING		79-795-54-00-5426	265.00
			04	LOMBARDI COACHING-DEC 2018		79-795-54-00-5462	64.40
			05	SANTA SLIME LAB CLASS		** COMMENT **	
			06	LEETERS FOR LETTERBAORD		79-795-56-00-5640	106.60
			07	YORKVILLE POST-POSTAGE FOR		79-795-54-00-5452	30.00
			08	LETTERS TO SANTA		** COMMENT **	
			09	TRIBUNE-HOLIDAY DISPLAY AD		79-795-54-00-5426	248.00
			10	SHAW MEDIA-HOLIDAY CELEBRATION		79-795-54-00-5426	478.00
			11	ADVERTISING		** COMMENT **	
			12	SOURCE ONE-PAPER TOWEL, SOAP,		79-795-56-00-5640	121.63
			13	GARBAGE BAGS, CLOROX WIPES		** COMMENT **	
			14	FLIPPING BOOK-1 YEAR SUPPORT		79-795-54-00-5460	221.00
			15	AMAZON-EXPANDING FILES		79-795-56-00-5610	16.37
			16	ARAMARK#1591587039-MATS		79-790-56-00-5620	15.46
			17	ARAMARK#1591603752-MATS		79-790-56-00-5620	15.00
			18	ARAMARK#1591578617-MATS		79-790-56-00-5620	15.00
			19	ARAMARK#1591639954-MATS		79-790-56-00-5620	15.00
			20	ARAMARK#1591648143-MATS		79-790-56-00-5620	15.00
			21	ARAMARK#1591664493-MATS		79-790-56-00-5620	15.00
			22	ARAMARK#1591656429-MATS		79-790-56-00-5620	15.00
			23	SESAC-MUSIC LICENSING FEE		79-795-56-00-5606	438.00
						INVOICE TOTAL:	2,149.85 *
	012519-T.HOULE	12/31/18	01	HOME DEPO-COMBO WRENCH, SOCKET		79-790-56-00-5630	43.85
			02	SET		** COMMENT **	
						INVOICE TOTAL:	43.85 *
	012519-T.KLINGEL	12/31/18	01	NAPA#214350-BLSTER PACK		01-210-56-00-5620	12.98
			02	DAVE AUT#26796-OIL CHANGE		01-210-54-00-5495	150.00
			03	DAVE AUT#26825-OIL CHANGE		01-210-54-00-5495	75.00
						INVOICE TOTAL:	237.98 *
	012519-T.NELSON	12/31/18	01	SUDDORA-BBALL WRISTBANDS		79-795-56-00-5606	74.70
			02	PIT STOP-11/23-12/05 PORT-O-		79-795-56-00-5620	735.48
			03	LET UPKEEP		** COMMENT **	
						INVOICE TOTAL:	810.18 *
	012519-T.SOELKE	12/31/18	01	AUSTIN HOSE-GUAGE		01-410-56-00-5628	31.61
			02	150 TRAINING MEAL TICKET		52-520-54-00-5415	50.00
						INVOICE TOTAL:	81.61 *

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT	
900068	FNBO FIRST NATIONAL BANK OMAHA				01/25/19			
	012519-UCOY	12/31/18	01	ADVANCED DISPOSAL-NOV 2018		01-540-54-00-5442	97,042.06	
			02	REFUSE SERVICE		** COMMENT **		
			03	ADVANCED DISPOSAL-NOV 2018		01-540-54-00-5441	2,717.53	
			04	SENIOR REFUSE SERVICE		** COMMENT **		
						INVOICE TOTAL:	99,759.59 *	
	012519-S.REMUS	12/31/18	01	FACEBOOK HOLIDAY CELEBRATION		79-795-56-00-5606	22.00	
			02	POSTS		** COMMENT **		
						INVOICE TOTAL:	22.00 *	
						CHECK TOTAL:		124,027.91
						TOTAL AMOUNT PAID:		124,027.91

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
131142	KCR	KENDALL COUNTY RECORDER'S			01/11/19		
	11597	01/11/19	01	ORDINANCE APROVING SPECIAL		90-120-00-00-0011	62.00
			02	USE FOR SOLAR FARM		** COMMENT **	
			03	NEW UTILITY LIEN		51-510-54-00-5448	49.00
			04	RELEASE MOWING LIEN		25-215-54-00-5448	49.00
						INVOICE TOTAL:	160.00 *
						CHECK TOTAL:	160.00
						TOTAL AMOUNT PAID:	160.00

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 01/15/19

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
529013	LAUTAMEN	LAUTERBACH & AMEN, LLP						
	33366		01/10/19	01	RIVERFRONT PARK OSLAD GRANT	72-720-60-00-6045	1,500.00	
						INVOICE TOTAL:	1,500.00 *	
						CHECK TOTAL:		1,500.00
						TOTAL AMOUNT PAID:		1,500.00

UNITED CITY OF YORKVILLE
PAYROLL SUMMARY
January 11, 2019

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
ADMINISTRATION	$ 18,996.18	$ -	18,996.18	$ 1,727.86	$ 1,396.30	$ 22,120.34
FINANCE	10,232.27	-	10,232.27	940.63	767.96	$ 11,940.86
POLICE	108,553.02	11,129.77	119,682.79	557.55	8,797.75	$ 129,038.09
COMMUNITY DEV.	18,427.85	-	18,427.85	1,696.74	1,381.22	$ 21,505.81
STREETS	15,135.06	230.42	15,365.48	1,363.14	1,116.09	$ 17,844.71
WATER	13,380.65	333.42	13,714.07	1,256.09	1,001.55	$ 15,971.71
SEWER	4,256.59	-	4,256.59	385.64	307.32	$ 4,949.55
PARKS	19,753.77	-	19,753.77	1,798.73	1,450.35	$ 23,002.85
RECREATION	13,354.90	-	13,354.90	1,181.20	988.44	$ 15,524.54
LIBRARY	13,798.88	-	13,798.88	932.89	1,032.10	$ 15,763.87
TOTALS	$ 235,889.17	$ 11,693.61	$ 247,582.78	$ 11,840.47	$ 18,239.08	$ 277,662.33

TOTAL PAYROLL **$ 277,662.33**

UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, January 22, 2019

ACCOUNTS PAYABLE		**DATE**		
Manual City Check Register *(Page 1)*		01/04/2019		9,218.62
City Check Register *(Pages 2 - 35)*		01/22/2019		700,684.41
City MasterCard Bill Register *(Pages 36 - 42)*		01/25/2019		124,027.91
	SUB-TOTAL:		**$**	**833,930.94**
OTHER PAYABLES				
Clerk's Check #131142- Kendall County Recorder *(Page 43)*		01/11/2019		160.00
Manual Check#529013-Lauterbach & Amen *(Page 44)*		01/15/2019		1,500.00
	SUB-TOTAL:			**$1,660.00**
PAYROLL				
Bi - Weekly *(Page 45)*		01/11/2019	$	277,662.33
	SUB-TOTAL:			**$277,662.33**
	TOTAL DISBURSEMENTS:		**$**	**1,113,253.27**

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

Agenda Item Number

Mayor's Report #1

Tracking Number

CC 2019-05

Agenda Item Summary Memo

Title: Approve Application to Omni TRAX, Inc. for a Public Grade Crossing Over Hoover Dr.

Meeting and Date: Special City Council – January 29, 2019

Synopsis: _____

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

LAW OFFICE
KATHLEEN FIELD ORR & ASSOCIATES
53 West Jackson Blvd., Suite 935
Chicago, Illinois 60604
(312)382-2113
(312)382-2127 facsimile

KATHLEEN FIELD ORR
kfo@kfoassoc.com

M E M O R A N D U M

To: Mayor Golinski and City Council of the United City of Yorkville
cc: Bart Olson, City Administrator

From: Kathleen Field Orr, City Attorney

Date: January 15, 2019

Subject: Dedication of Hoover Drive to the United City of Yorkville

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On November 24, 2015, the United City of Yorkville entered into an Intergovernmental Agreement (the "*IGA*") with the Kendall County Forest Preserve District (the "*Forest Preserve*") wherein a portion of Hoover Drive was dedicated to the City in order to obtain a federal transportation grant to construct warning devices and railroad crossing safety gates at the entrance of the Hoover Forest Preserve. Pursuant to the IGA, the Forest Preserve is responsible for all maintenance of the crossing and indemnified the City for all losses. The Forest Preserve also agreed to pay all expenses incurred by the City as a result of the IGA, including legal fees.

In order to proceed with this project, it was necessary to petition the Illinois Commerce Commission (the "*ICC*") for authorization to designate Hoover Drive grade crossing as a public crossing thereby requiring the installation of new automatic light signals, gates and a bell controlled by constant warning time circuitry. On August 31, 2016, the ICC proceeded to designate the Hoover Drive grade crossing as a public crossing and ordered the improvements for signalization, gates and bell warning by Omnitrax, the owner of the railway. The ICC further ordered that such improvements be completed within twelve (12) months. Since the date of the ICC order, Omnitrax has petitioned for several extensions to construct the improvements. On October 18, 2018, the ICC granted Omnitrax until September 28, 2019, to complete the improvements.

In order to proceed with this project, it is necessary for the Forest Preserve District and the City to jointly file a "Public Grade Crossing Application" with Omnitrax in the form attached hereto. Attached hereto is a Resolution authorizing the Mayor, the City Clerk, the City Administrator or the City Attorney to execute the Public Grade Crossing Application

and to take any and all documentation as may be required for Omni TRAX Inc. to construct and complete the improvements at the railroad crossing at Hoover Drive.

Resolution No. 2019- _____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING AN APPLICATION TO OMNI TRAX, INC. FOR A PUBLIC GRADE CROSSING OVER HOOVER DRIVE AT THE HOOVER DRIVE FOREST PRESERVE

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

WHEREAS, the Kendall County Forest Preserve District (the "*District*") owns Hoover Drive in the Hoover Forest Preserve, which connects to Fox Road, being located in Kendall Township (the "*Subject Property*"); and,

WHEREAS, on November 24, 2015, the District dedicated a right-of-way for highway purposes over the Subject Property to the City for use as "Hoover Road", while the District retained fee simple ownership of said right-of-way; and,

WHEREAS, the City and the District determined that the public interest is served by Hoover Drive being dedicated as a right-of-way for highway purposes to the City in order to qualify for a grant to assist with the costs of construction of warning devices and railroad crossing safety gates over the railroad tracks located on Hoover Road; and,

WHEREAS, in order for Omni TRAX, Inc., the owner of the railroad tracks over Hoover Road, to proceed with construction of warning devices and crossing safety gates, an application in the form attached hereto as *Exhibit* A, must be filed by the City and the District for a new public grade crossing.

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

Section 1. The foregoing recitals are hereby incorporated into this section as if fully reinstated herein; and,

Section 2. The City hereby approves the Public Grade Crossing Application, in the form attached hereto, to be filed jointly by the City and the District with Omni TRAX Inc. for the purposes of constructing warning devices and cross safety gates, it being understood that the District is responsible for all fees, costs or assessments to be incurred in connection therewith.

Section 3. That the Mayor and City Clerk are hereby authorized to execute the aforesaid Application and to undertake any and all actions necessary to implement its terms.

Section 4. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Passed by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2019.

_____
Mayor

Attest:

_____
City Clerk

PUBLIC GRADE CROSSING APPLICATION

It is the Railroad's policy that two existing grade crossings must be removed for one new grade crossing installation to be approved. INCOMPLETE applications may result in processing delays. Applications submitted without the required fees will not be processed.

If this application is approved, applicant agrees to reimburse the railroad for any cost incurred by the applicant incident to installation, maintenance, and/or supervision necessitated by this installation and further agrees to assume all liability for accidents or injuries which arise as a result of this installation. **A non-refundable fee in the amount of $4,000 USD ($5,328 CAD) is due with the application**. In addition, fees will be assessed pursuant to a written crossing agreement.

(Be sure to list the check number(s) at the bottom of the cover sheet AND application)

Make check(s) payable to:

OmniTRAX Inc.
C/O AR Real Estate Department
252 Clayton Street
Denver, CO 80206

(As information, future payments will also be sent to the address listed above.)

If the submitted application and/or plans require review by an environmental (HAZMAT) or other outside consultants, it will solely be at the applicant's expense and in addition to the aforementioned fees.

Once an executable Public Grade Crossing agreement is submitted to you, the agreement must be fully negotiated and executed within one hundred twenty (120) days. Thereafter, the application and materials will be archived and resubmission (including fees) will be required.

Canadian residents/businesses, this fee is a taxable supply, please include applicable GST

PLEASE INITIAL HERE INDICATING YOUR UNDERSTANDING OF THIS POLICY: _____

CHECK NUMBER(S): _____
_____

PUBLIC GRADE CROSSING APPLICATION

Telephone (303) 398-0400, Fax (866) 351-9503

SECTION 1: TO BE COMPLETED FOR ALL CROSSINGS

1. Complete Legal Name of Applicant: 1) Kendall County Forest Preserve District; 2) United City of Yorkville
2. Agreement to be in the name of (if different from above): _____
3. Type of Entity (please mark one): Corporation ___ LLC ___ Individual ___ Municipality X__
Partnership ___ General ___ Limited ___ Other _____
4. If applicable, state/province of incorporation or organization: State of Illinois
5. Federal Tax Identification number (U.S. Leases): 1) 36-6006598; 2) 36-6006169
6. Mailing Address: 1) 110 W. Madison Street Yorkville, Illinois 60560; 2) 800 Game Farm Road Yorkville, Illinois 60560
7. Overnight Delivery Service Address (if different): _____
8. Contact Person: 1) David Guritz 2) Bart Olson Title: 1) Executive Director; 2) City Administrator
9. Phone No.1) (630) 553-4131 2) 630-553-8537 Fax No1) (630) 553-4023; 2) N/A
10. Email: 1) kcforest@co.kendall.il.us; bolson@yorkville.il.us
11. Email Address Where Notices Can be Sent to: kcforest@co.kendall.il.us; bolson@co.kendall.il.us
12. **Billing Contact Name, Phone Number, and Address Required:**
1) David Guritz, Executive Director (630) 553-4131 110 W. Madison Street Yorkville, IL 60560
2) Bart Olson, City Administrator (630) 553-8537 800 Game Farm Road Yorkville, Illinois 60560

13. Type of Road Crossing:

___ Private Farm Crossing ___ Private Commercial Crossing ___ Contractor's Crossing
___ Pedestrian Overpass _X_ Pedestrian Underpass ___ Other _____
_X_ Existing Crossing ___ New Installation ___ Relocation
___ Permanent Use ___ Temporary Use for _____ Mos. ___ Reconstruction

14. Crossing will be used to access Hoover Forest Preserve, Yorkville, Illinois
15. Proposed Width of Crossing: Per FHA-IDOT specifications (plans developed/submitted by OmniTRAX) feet
16. Desired Material for Crossing (circle one): Wood Planks / Concrete / Asphalt / Rubber / Other _____
17. Type of Vehicles to be driven over crossing:

_X_ Passenger Cars ___ Recreational Vehicles _X_ Pickups
___ Farm Equipment _X_ Heavy Construction Equipment ___ Other ____School buses

18. Approximate number of daily one way trips over the crossing 300 typical (varies seasonally)
19. Name of Owner of Property to be served by crossing Kendall County Forest Preserve District
20. Address if different than above _____
21. Railroad being crossed: Illinois Railway at Hoover Road, Yorkville, Illinois
22. Milepost (application will not be processed without a MP) 51.59
23. Crossing is located in the: SW1/4 of SE1/4 Section 31, Township 37N, Range 7E

(Example: SE ¼ of NW ¼ Section 15, Township 39N, Range 12E)

In/Near the City of Yorkville County Kendall State Illinois

Attach a legal description of your property to be served by the crossing and a property or county map showing the location of the crossing. Indicate on the map the distance measured along the track between the crossing and fixed objects in the vicinity (i.e., bridge, culvert, railroad mile marker, public road).

PUBLIC GRADE CROSSING APPLICATION

Telephone (303) 398-0400, Fax (866) 351-9503

SECTION 2: TO BE COMPLETED FOR EXISTING CROSSINGS ONLY

Name(s) of previous users of crossing Boy Scouts of America - Chicago Area Council

Crossing is currently covered by Agreement Number N/A

Dated_____ with _____

SECTION 3: TO BE COMPLETED FOR INSTALLATION OF NEW CROSSINGS ONLY

How the property is currently accessed?

Hoover Road is the only public road entrance to Hoover Forest Preserve.

Why was the access to property not obtained from previous owner?

Unsuccessful previous efforts to negotiate a crossing agreement with Landrail.

Desired crossing will be _____ feet ( ) North ( ) South ( ) East ( ) West

Of nearest _____ ( ) Public ( ) Private road crossing.

Track is in _____ft. cut/fill Number tracks crossed 1 Track is on: ( ) Curve (X) Straight

Per design specifications submitted to IDOT by OmniTRAX per ICC Order.

SECTION 4: REQUIRED Location: Geographical Coordinates (in decimal degrees)

Latitude 41.63305800 Longitude -88.47526500

By submitting this application for credit, you authorize OmniTRAX or affiliate, to make any inquiries necessary to determine credit worthiness. You release your banking instruction release details that would assist to determine credit worthiness.

I hereby certify that the information contained herein is complete and accurate. This information has been furnished with the understanding that it is to be used to determine the amount and conditions of the credit to be extended. Furthermore, I hereby authorize the financial institutions listed in this credit application to release necessary information to the company for which credit is being applied for in order to verify the information contained herein. Our terms of sale and service are NET 30 DAYS from the date listed on the invoice. Invoices that are beyond granted terms will be assessed a late fee of 18% APR (1.5% monthly) additional Terms and Conditions apply. A $20.00 charge will apply for any NSF/Non-Sufficient Checks.

Date: December 7, 2018 LIST CHECK NUMBER(S): _____

Signature: _____ _____

Name Printed: David Guritz / Bart Olson

Title: Executive Director / City Administrator

Phone No.: 630-553-4131 / 630-553-8537

BE SURE TO RETURN THE COVER SHEET WITH YOUR APPLICATION

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

Agenda Item Number

Mayor's Report #2

Tracking Number

ADM 2018-100

Agenda Item Summary Memo

Title: 2018 SSA Abatement Ordinances

Meeting and Date: Special City Council – January 29, 2019

Synopsis: See attached memos.

Council Action Previously Taken:

Date of Action: ADM 11/20/18 Action Taken: Moved forward to City Council agenda.

Item Number: ADM 2018-100

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (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

Memorandum

To: Mayor and City Council
From: Rob Fredrickson, Finance Director
Date: January 16, 2019
Subject: SSA No. 2005-109 Bristol Bay – Tax Abatement – REVISED
SSA No. 2005-108 Autumn Creek – Tax Abatement

As presented at the November 2018 Administration Committee meeting, the table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Bristol Bay Special Service Area (2005-109), as shown on Table 5 (page 8) of the initial Administration Report (Exhibit B) prepared by the City's SSA consultant, David Taussig & Associates.

Special Service No. 2005-109 (Bristol Bay) – ORIGINAL SCENARIO – SSA Taxes Outstanding

Tax Classification	2018 Levy	2017 Levy	% Change
Maximum Parcel Amount - First Series			
Single Family	$ 2,543.00	$ 2,505.00	1.52%
Townhome	$ 2,061.00	$ 2,031.00	1.48%
Condominium	$ 1,737.00	$ 1,711.00	1.52%
Extended Parcel Amounts - First Series			
Single Family	$ 2,092.54	$ 1,893.42	10.52%
Townhome	$ 1,695.92	$ 1,535.14	10.47%
Condominium	$ 1,429.32	$ 1,293.28	10.52%

As noted above, extended (actual) 2018 tax levy amounts will increase by approximately 10.50% for single family, townhome and condominium parcels in comparison with the previous year. When taken in aggregate (please see Abatement Ordinance – Exhibit A), these parcels will yield special service area property taxes totaling $1,315,369.58 (out of a maximum amount of $1,598,526.00 – with $283,156.42 being abated).

Approximately 60 developer owned parcels remain delinquent on their SSA taxes, which is the reason for the substantial increase in the scenario shown above. As of the date of this memo, these taxes remain unpaid. Staff continues to be in contact with the developer and is hoping for a positive resolution of this issue prior to the deadline for filing SSA abatement ordinances.

Below is a modified scenario, as reflected on Table 5 (page 8) of the revised Administration Report (Exhibit D - prepared by David Taussig & Associates), assuming that the developer pays all outstanding SSA taxes. This would result in year-over-year parcel amounts decreasing by approximately 1.0%; and would yield aggregate special service area property taxes in the amount of $1,179,011.84 (out of a maximum amount of $1,598,526.00 – with $419,514.16 being abated – as shown on the Revised Abatement Ordinance - Exhibit C).

Special Service No. 2005-109 (Bristol Bay) – REVISED SCENARIO– SSA Taxes Paid

Tax Classification	2018 Levy	2017 Levy	% Change
Maximum Parcel Amount - First Series			
Single Family	$ 2,543.00	$ 2,505.00	1.52%
Townhome	$ 2,061.00	$ 2,031.00	1.48%
Condominium	$ 1,737.00	$ 1,711.00	1.52%
Extended Parcel Amounts - First Series			
Single Family	$ 1,875.62	$ 1,893.42	-0.94%
Townhome	$ 1,520.12	$ 1,535.14	-0.98%
Condominium	$ 1,281.14	$ 1,293.28	-0.94%

Autumn Creek SSA 2005-108

The abatement and levy amounts for the Autumn Creek SSA remain unchanged from what was initially presented at the November 2018 Administration Committee meeting. The table on the following page presents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Autumn Creek Special Service Area (2005-108), as shown on Table 5 (page 10) of the Administration Report (Exhibit E) prepared by the City's SSA consultant, David Taussig & Associates.

As you may recall, in February of 2016 the original bond issues for the Autumn Creek & Bristol Bay special service areas were consolidated and refunded into a single bond issue (i.e. 2016 Refunding Bonds - $28.84 million), which is why these two SSA's are now partially abated together, in one ordinance.

Special Service No. 2005-108 (Autumn Creek)

Tax Classification	2018 Levy	2017 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,355.00	$ 2,320.00	1.51%
Townhome	$ 2,003.00	$ 1,973.00	1.52%
Extended Parcel Amounts			
Single Family	$ 1,754.92	$ 1,705.26	2.91%
Townhome	$ 1,492.62	$ 1,450.20	2.93%

As noted above, extended (actual) 2018 tax levy amounts will increase by approximately 2.9% for both single family and townhome parcels in comparison with the previous year. Taken in the aggregate, these parcels will yield special service area property taxes totaling $801,605.16 (out of a maximum amount of $1,085,126.00 – with $283,520.84 being abated – as reflected in both Abatement Ordinance Exhibits A & C).

Recommendation

Staff will provide an update as to whether or not the developer has paid the outstanding SSA taxes for Bristol Bay at the upcoming January 22nd (or before, if known) City Council meeting.

If the developer **does not** pay the outstanding SSA taxes, staff recommends approval of the original abatement ordinance (i.e. Exhibit A along with its corresponding Admin Report - Exhibit B). In this scenario, individual single family, townhome and condo parcel amounts would **increase** by approximately 10.5% over prior year amounts – resulting in total special service area property taxes of $1,315,369.58 (out of a maximum amount of $1,598,526.00 – with $283,156.42 being abated).

If the developer **does** pay the outstanding SSA taxes, staff recommends approval of the revised abatement ordinance (Exhibit C – along with its corresponding Admin Report Exhibit D). In this scenario, individual single family, townhome and condo parcel amounts would **decrease** by approximately 1.0% over prior year amounts – resulting in total special service area property taxes of $1,179,011.84 (out of a maximum amount of $1,598,526.00 – with $419,514.16 being abated).

As mentioned previously, abatement amounts for the Autumn Creek SSA (2005-108) remain unchanged from what was initial presented at the November Administration Committee meeting. Extended (actual) 2018 tax levy amounts will increase by approximately 2.9% for both single family and townhome parcels in comparison with the previous year. Taken in the aggregate, these parcels will yield special service area property taxes totaling $801,605.16 (out of a maximum amount of $1,085,126.00 – with $283,520.84 being abated – as reflected in both Abatement Ordinance Exhibits A & C).

Exhibit A - Original Scenario
SSA Taxes Outstanding

Ordinance No. 2019-_____

AN ORDINANCE ABATING SPECIAL SERVICE AREA TAXES FOR SPECIAL SERVICE AREA NUMBERS 2005-108 AND 2005-109 SPECIAL TAX REFUNDING BONDS, SERIES 2016 (AUTUMN CREEK PROJECT AND BRISTOL BAY I PROJECT)

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

Section 1. It is found and declared by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois (the "*City*"), as follows:

(a) The City Council adopted Ordinance No. 2006-26 on March 28, 2006 (the "*Autumn Creek 2006 Bond Ordinance*") pursuant to which: (i) the City issued $14,980,000 principal amount of Special Service Area Number 2005-108 Special Tax Bonds, Series 2006 (Autumn Creek Project) (the "*Autumn Creek 2006 Bonds*"), of the United City of Yorkville, for the purpose of paying for the costs of certain improvements benefiting the Special Service Area Number 2005-108 (the "*SSA 2005-108 Area*"); and (ii) provided for the levy of a Special Tax upon all taxable property within the SSA 2005-108 Area sufficient to pay the principal of the Autumn Creek 2006 Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and administrative expenses of the SSA 2005-108 Area for each such year.

(b) The City Council adopted Ordinance No. 2006-18 on March 14, 2006 (the "*Bristol Bay 2006 Bond Ordinance*") pursuant to which: (i) the City issued $19,000,000 principal amount of Special Service Area Number 2005-109 Special Tax Bonds, Series 2006 (Bristol Bay I Project) (the "*Bristol Bay 2006 Bonds*"), of the United City of Yorkville, for the purpose of paying for the costs of certain improvements benefiting the Special Service Area Number 2005-109 (the "*SSA 2005-109 Area*"); and (ii) provided for the

levy of a Special Tax upon all taxable property within the SSA 2005-109 Area sufficient to pay the principal of the Bristol Bay 2006 Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and administrative expenses of the SSA 2005-109 Area for each such year.

(c) The City Council adopted Ordinance No. 2016-14 on February 9, 2016, pursuant to which the City issued $28,840,000 of its Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (the "*Series 2016 Bonds*") for the purpose of refunding and defusing the entire outstanding principal amount of the Autumn Creek 2006 Bonds and the Bristol Bay 2006 Bonds. Ordinance No. 2016-14 (the "*Series 2016 Bond Ordinance*") of the City, pursuant to which the Series 2016 Bonds were issued, provided for a separate levy for payment of debt service on the Series 2016 Bonds and directed the City to adopt and file an abatement ordinance partially abating the levy of taxes for levy years 2015 and later, to be effective upon the issuance of the Series 2016 Bonds.

Section 2. There is hereby abated taxes levied pursuant to the Series 2016 Bond Ordinance in the amount of $283,520.84 as levied for SSA 2005-108 (Series 2006 Autumn Creek Project) and $283,156.42 as levied for the SSA 2005-109 (Series 2006 Bristol Bay Project) for the levy year of 2018 which amount was calculated in accordance with the Special Tax Roll and Report prepared by David Taussig & Associates, Inc.

Section 3. It is the duty of the County Clerk of Kendall County to abate paid taxes as provided in Sections 2 of this Ordinance and the amended Levy Year 2018 Special Tax Rolls attached hereto (the "*Amended Special Tax Rolls*").

Section 4. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this ordinance are repealed to the extent of such conflict. The

City Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Section 5. A copy of this Ordinance shall be filed with the County Clerk of Kendall County. The County Clerk of Kendall County is hereby directed to extend the Special Taxes.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this ____ day of _____, A.D. 2019.

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
JASON PETERSON	_____	SEAVER TARULIS	_____

Approved this _____ day of _____, 2019.

_____
Mayor

Attest:

_____
City Clerk

Exhibit B - Original Scenario
SSA Taxes Outstanding

DAVID TAUSSIG & ASSOCIATES, INC.

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2005-109

ADMINISTRATION REPORT
LEVY YEAR 2018

NOVEMBER 5, 2018

Public Finance
Public Private Partnerships
Urban Economics

Newport Beach
Riverside
San Jose

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109

2018 ADMINISTRATION REPORT

PREPARED FOR

UNITED CITY OF YORKVILLE
800 Game Farm Road
Yorkville, IL 60560

PREPARED BY

DAVID TAUSSIG & ASSOCIATES, INC.

Corporate Office
5000 Birch Street, Suite 6000
Newport Beach, California 92660

Division Offices
Riverside, California
San Jose, California

DAVID TAUSSIG & ASSOCIATES

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EXHIBIT D DEBT SERVICE SCHEDULE

EXHIBIT E AERIAL EXHIBIT OF SSA BOUNDARIES

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EXHIBIT G 2018 AMENDED SPECIAL TAX ROLL

Introduction

This report calculates the 2018 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Number 2005-109 ("SSA No. 2005-109") Special Tax Bonds, Series 2006 (Bristol Bay Project) (the "Series 2006 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2005-109. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2005-109. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for ad valorem property taxes.

SSA No. 2005-109 was established by Ordinance No. 2006-17 (the "Establishing Ordinance"), adopted on March 14, 2006. The Establishing Ordinance authorized SSA No. 2005-109 to provide special services, issue bonds, and levy a special tax to repay the bonds.

Authorized Special Services

The authorized special services include:

- Engineering;
- Soil testing and appurtenant work;
- Mass grading and demolition;
- Storm water management facilities;
- Storm drainage systems and storm sewers;
- Site clearing and tree removal;
- Public water facilities;
- Sanitary sewer facilities;
- Erosion control measures;
- Roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, equipment and materials necessary for the maintenance thereof;
- Landscaping, wetland mitigation and tree installation;
- Costs for land and easement acquisitions relating to any of the foregoing improvements; and
- Required tap-on and related fees for water or sanitary sewer services and other eligible costs.

Bonded Indebtedness

The Establishing Ordinance specified that not more than $10,000,000 in bonds may be issued by SSA No. 2005-109. Ordinance No. 2006-18 (the "Bond Ordinance"), adopted on March 14, 2006 approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $20,000,000 in Series 2006 Bonds. The Series 2006 Bonds were

issued in the amount of $19,000,000 in March 2006.

The Series 2006 Bonds were refunded in February 2016. Ordinance No. 2016-14 (the "2016 Bond Ordinance"), adopted on February 9, 2016 approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $34,000,000 in bonds.

United City of Yorkville Special Service Area Number 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (the "Series 2016 Bonds") were issued in February 2016 in the amount of $28,840,000. The current debt service schedule is attached hereto as Exhibit D and a brief summary of any optional redemption of bonds is contained in Section VI herein.

Special Taxes

The Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2005-109 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2016 Bonds and the administration and maintenance of SSA No. 2005-109 and is attached hereto as Exhibit F. A table of the Maximum Parcel Special Taxes is included in Section III herein.

I. Special Tax Requirement

The SSA No. 2005-109 2018 Special Tax Requirement is equal to $1,315,369. As shown in Table 1 below, the 2018 Special Tax Requirement is equal to the sum of the Series 2006 debt service for the bond year ending March 1, 2020, estimated administrative expenses, and the contingency for estimated delinquent special taxes and less the estimated 2019 bond year-end fund balances and excess reserve funds.

TABLE 1
SPECIAL SERVICE AREA NO. 2005-109
2018 SPECIAL TAX REQUIREMENT

Sources of Funds		**$1,315,369**
Prior Year Surplus/(Deficit)	$0	
Earnings	$0	
Special Taxes		
Billed	$1,211,891	
Delinquency Contingency	$103,478	
Uses of Funds		**($1,315,369)**
Debt Service		
Interest - 09/01/2019	($313,446)	
Interest - 03/01/2020	($313,446)	
Principal - 03/01/2020	($565,000)	
Administrative Expenses	($20,000)	
Delinquent Special Taxes	($103,478)	
Projected Surplus/(Deficit) - 03/01/2020		**$0**

II. Account Activity Summary

The Trust Indenture for the Series 2016 Bonds (the "2016 Indenture") establishes four funds and two accounts. The four funds are the Bond and Interest Fund, Reserve Fund, Administrative Expense Fund, and Rebate Fund. Within the Bond and Interest Fund is the Special Redemption Account. Within the Administrative Expense Fund is the Cost of Issuance Account. A diagram of the funds and accounts is included herein as Exhibit A.

Money held in any of the funds and accounts can be invested at the direction of the City and in conformance with the limitations set forth in the 2016 Indenture. Investment interest earnings, if any, will generally be applied to the fund or account for which the investment is made. Diagrams of the application of special taxes and earnings are attached as Exhibits B and C, respectively.

A summary of account activity for the twelve months ending August 31, 2018 is shown in Table 2 on the following page.

TABLE 2
SPECIAL SERVICE AREA NO. 2005-108
AND SPECIAL SERVICE AREA NO. 2005-109, SERIES 2016
TRANSACTION SUMMARY

	ADMINISTRATIVE EXPENSE FUND	RESERVE FUND	BOND AND INTEREST FUND	SPECIAL REDEMPTION FUND
SOURCES OF FUNDS - ACTUAL				
Beginning Balance - 09/01/2017	$9,306	$2,483,467	$1,173,765	$782
Earnings	$363	$24,910	$7,412	$130
Special Taxes				
Prior Year(s)	$0	$0	$829,476	$0
Levy Year 2017				
SSA No. 2005-108	$0	$0	$617,588	$0
SSA No. 2005-109	$0	$0	$826,934	$0
Miscellaneous	$0	$0	$0	$0
USES OF FUNDS - ACTUAL				
Account Transfers	$0	($31,210)	$99,185	($67,975)
Administrative Expense Transfers				
Fiscal Year 2017 Prefunding	$53,194	$0	($53,194)	$0
Fiscal Year 2017 Budget	$300	$0	$0	($300)
Debt Service				
SSA No. 2005-108				
Interest - 09/01/2017	$0	$0	($214,868)	$0
Interest - 03/01/2018	$0	$0	($214,868)	$0
Principal - 03/01/2018	$0	$0	($328,000)	$0
SSA No. 2005-109				
Interest - 09/01/2017	$0	$0	($329,001)	$0
Interest - 03/01/2018	$0	$0	($329,001)	$0
Principal - 03/01/2018	$0	$0	($502,000)	$0
Bond Redemptions/Prepayments				
Receipts	$0	$0	$0	$67,846
Principal Redemption	$0	$0	($72,000)	$0
Redemption Premium	$0	$0	($1,440)	$0
Refund to Property Owners	$0	$0	($3,411)	$0
Administrative Expenses				
SSA No. 2005-108 and 2005-109	($33,473)	$0	$0	$0
Ending Balance - 08/31/2018	**$29,690**	**$2,477,167**	**$1,506,579**	**$483**

The calculation of the estimated 2019 bond year-end fund balances and excess reserve funds is shown in Table 3 below.

TABLE 3
SPECIAL SERVICE AREA NO. 2005-108
AND SPECIAL SERVICE AREA NO. 2005-109
ESTIMATED 2019 BOND YEAR-END FUND BALANCES
SEPTEMBER 1, 2018 – MARCH 1, 2019

	Administrative Expense Fund	Reserve Fund	Bond And Interest Fund	Special Redemption Fund
Sources Of Funds - Projected				
Beginning Balance - 08/31/2018	$29,690	$2,477,167	$1,506,579	$483
Earnings	$0	$288	$0	$0
Special Taxes				
SSA No. 2005-108	$0	$0	$166,423	$0
SSA No. 2005-109	$0	$0	$269,784	$0
Uses Of Funds - Projected				
Account Transfers	$0	($1,215)	$1,215	$0
Administrative Expense Transfers				
Levy Year 2018 Prefunding	$0	$0	$0	$0
Levy Year 2017 Budget	$0	$0	$0	$0
Debt Service				
SSA No. 2005-108				
Interest - 09/01/2018	$0	$0	($208,530)	$0
Principal - 03/01/2019	$0	$0	($349,000)	$0
Interest - 03/01/2019	$0	$0	($208,530)	$0
SSA No. 2005-109				
Interest - 09/01/2018	$0	$0	($321,471)	$0
Principal - 03/01/2019	$0	$0	($535,000)	$0
Interest - 03/01/2019	$0	$0	($321,471)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0	$0	$0
Redemption Premium	$0	$0	$0	$0
Administrative Expenses				
Remaining Levy Year 2017 Expenses	($19,500)	$0	$0	$0
Ending Balance - 03/01/2019	$10,190	$2,476,240	$0	$483
Reserve Fund Requirement	$0	($2,476,240)	$0	$0
Funds Not Eligible for Levy Surplus	($10,190)	$0	$0	($483)
Projected Surplus/(Deficit) 03/01/2019	**$0**	**$0**	**$0**	**$0**

III. Maximum, Abated, and Extended Special Taxes

Pursuant to the Special Tax Roll and Report, the 2018 Maximum Parcel Special Taxes equal $1,598,526. For purposes of the Abatement Ordinance, subtracting the 2018 Special Tax Requirement of $1,315,370, results in an abatement of $283,156. In accordance with the Special Tax Roll and Report the Maximum Parcel Special Tax applicable to each Parcel in SSA 2005-109 is abated in equal percentages until the special tax remaining equals the Special Tax Requirement.

The maximum, abated, and extended special tax for each special tax classification is shown in Table 4 below. The Amended Special Tax Roll, which lists the maximum, abated, and extended special tax for each parcel, is attached as Exhibit G. Note, the special tax levy and abatement have been adjusted to reconcile with the special taxes set forth in the bond ordinance.

TABLE 4
SPECIAL SERVICE AREA NO. 2005-109
MAXIMUM, ABATED AND EXTENDED SPECIAL TAXES

Special Tax Classification	Maximum Parcel Special Tax	Abated Special Tax	Extended Special Tax
First Series			
Single Family Dwelling Unit	$2,543.00	$450.46	$2,092.54
Single Family Dwelling Unit - Prepaid	$2,543.00	$2,543.00	$0.00
Townhome Dwelling Unit	$2,061.00	$365.08	$1,695.92
Townhome Dwelling Unit - Prepaid	$2,061.00	$2,061.00	$0.00
Condominium Dwelling Unit	$1,737.00	$307.68	$1,429.32
Condominium Dwelling Unit - Prepaid	$1,737.00	$1,737.00	$0.00

A comparison of the maximum and extended special tax amounts for 2018 and 2017 is shown in Table 5 below.

TABLE 5
SPECIAL SERVICE AREA NO. 2005-109
COMPARISON OF MAXIMUM AND EXTENDED SPECIAL TAXES

Special Tax Classification	Levy Year 2018	Levy Year 2017	Percentage Change
Maximum Parcel Special Tax - First Series			
Single Family Dwelling Unit	$ 2,543.00	$ 2,505.00	1.5%
Townhome Dwelling Unit	$ 2,061.00	$ 2,031.00	1.5%
Condominium Dwelling Unit	$ 1,737.00	$ 1,711.00	1.5%
Extended Special Tax - First Series			
Single Family Dwelling Unit	$ 2,092.54	$ 1,893.42	10.5%
Townhome Dwelling Unit	$ 1,695.92	$ 1,535.14	10.5%
Condominium Dwelling Unit	$ 1,429.32	$ 1,293.28	10.5%

The schedule of the remaining SSA No. 2005-109 Maximum Parcel Special Taxes is shown in Table 6 on the following page. The Maximum Parcel Special Taxes escalate one and one-half percent (1.50%) annually through 2034.

TABLE 6
SPECIAL SERVICE AREA NO. 2005-109
MAXIMUM PARCEL SPECIAL TAXES

Levy Year	Collection Year	Aggregate	Per Unit		
			Single Family	Townhome	Condominium
2018	2019	$1,598,526	$2,543	$2,061	$1,737
2019	2020	$1,263,309	$2,581	$2,092	$1,763
2020	2021	$1,282,144	$2,620	$2,123	$1,789
2021	2022	$1,301,296	$2,659	$2,155	$1,816
2022	2023	$1,320,706	$2,699	$2,187	$1,843
2023	2024	$1,340,433	$2,739	$2,220	$1,871
2024	2025	$1,360,418	$2,780	$2,253	$1,899
2025	2026	$1,380,720	$2,822	$2,287	$1,927
2026	2027	$1,401,597	$2,864	$2,321	$1,956
2027	2028	$1,422,474	$2,907	$2,356	$1,985
2028	2029	$1,443,926	$2,951	$2,391	$2,015
2029	2030	$1,465,378	$2,995	$2,427	$2,045
2030	2031	$1,487,405	$3,040	$2,463	$2,076
2031	2032	$1,509,749	$3,086	$2,500	$2,107
2032	2033	$1,532,351	$3,132	$2,538	$2,139
2033	2034	$1,555,270	$3,179	$2,576	$2,171
2034	2035	$1,578,764	$3,227	$2,615	$2,204

IV. Prior Year Special Tax Collections

The SSA No. 2005-109 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general ad valorem property taxes. The City may provide for other means of collecting the special tax, if necessary to meet the financial obligations of SSA No. 2005-109.

2017 Special Tax Receipts

As of October 31, 2018, SSA No. 2005-109 2017 special tax receipts totaled $1,096,718. Special taxes in the amount $93,644 are unpaid for delinquency rate of 7.87%.

Tax Sales and Foreclosures

The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the special tax. The City is not currently pursuing any foreclosure actions.

Sixty-one (61) parcels were presented for tax sale at the Kendall County Annual Tax Sale on October 25, 2018. Delinquent special taxes in the amount of $93,644 were not sold for sixty-one (61) of the delinquent parcels.

V. Development Status

SSA No. 2005-109 is comprised of four hundred sixty-eight (468) single family homes, six hundred twenty-four (624) condominium units, and six hundred and ten (610) townhomes, which is consistent with the original projections. An aerial map of SSA No. 2005-109 is attached as Exhibit E. The number of units in each plat is summarized in Table 7 below.

TABLE 7
SPECIAL SERVICE AREA NO. 2005-109
LAND USE SUMMARY

Plat	Recorded	Land Use	Number of Units
Unit 1	Yes	Condominium	288
Unit 2	Yes	Townhome	142
Unit 3	Yes	Townhome	138
Unit 4	Yes	Single Family	44
Unit 5	Yes	Single Family	76
Unit 6	Yes	Single Family	51
Unit 7	Yes	Single Family	37
Second Series	No	Condominium	336
Second Series	No	Townhome	260
Second Series	No	Single Family	330
Total			**1,702**

Equalized Assessed Value

The 2017 equalized assessed value was $28,775,950. The average assessed value per developed single-family dwelling unit equals $66,124. The average assessed value per developed townhome dwelling unit equals $40,815. The average assessed value per developed condominium dwelling unit equals $21,647.

VI. Outstanding Bonds

The SSA No. 2005-109 portion of the Series 2016 Bonds issued in February 2016 was $17,431,000. As of September 2, 2018, the outstanding principal was $16,461,000. The current debt schedule adjusted for early redemptions from special tax prepayments is attached herein as Exhibit D.

Bond Redemptions from Special Tax Prepayments

As a result of special tax prepayments received from property owners, $68,000 of the Series 2006 Bonds have been redeemed as shown in Table 8 below.

TABLE 8
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL MANDATORY BOND REDEMPTIONS
FROM SPECIAL TAX PREPAYMENTS

Redemption Date	Bonds Redeemed
June 1, 2007	$20,000
September 1, 2008	$20,000
September 1, 2015	$28,000
Total Redeemed	**$68,000**

Special Tax Prepayments

The SSA No. 2005-109 Maximum Parcel Special Tax may be prepaid and permanently satisfied, or prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture. The prepayment calculation formula is set forth in the Special Tax Roll and Report.

To-date, the Maximum Parcel Special Tax has been prepaid in full for one (1) single family dwelling unit and for three (3) condominium dwelling units. No partial prepayments have been received.

VII. Equalized Assessed Value and Value to Lien Ratio

The SSA No. 2005-109 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 9 below.

TABLE 9
SPECIAL SERVICE AREA NO. 2005-109
EQUALIZED ASSESSED VALUE AND VALUE TO LIEN RATIO

2017 Equalized Assessed Value[1]	2017 Appraised Value[2]	Outstanding Bonds[3]	Value to Lien Ratio
$28,775,950	$86,327,850	$16,461,000	5.24:1

1 Estimated equalized assessed value provided by Kendall County.
2 Based on three times the equalized assessed value of the special service area.
3 As of September 2, 2018.

VIII. Ad Valorem Property Tax Rates

The 2017 general ad valorem tax rates for SSA No. 2005-109 are shown in Table 12 below.

TABLE 12
SPECIAL SERVICE AREA NO. 2005-109
2017 AD VALOREM PROPERTY TAX RATES

City Rates[5]		**0.647030%**
Corporate	0.204900%	
Bonds and Interest	0.000000%	
I.M.R.F.	0.000000%	
Police Protection	0.200250%	
Police Pension	0.196900%	
Garbage	0.000000%	
Audit	0.006140%	
Liability Insurance	0.008180%	
Social Security/IMRF	0.030660%	
School Crossing Guard	0.000000%	
Unemployment Insurance	0.000000%	
Road and Bridge Transfer	0.000000%	
Kendall Township[5]		**10.175050%**
County	0.708790%	
Bristol-Kendall Fire Protection District	0.742510%	
Forest Preserve	0.175210%	
Junior College #516	0.551350%	
Yorkville Library	0.299360%	
Yorkville/Bristol Sanitary District	0.000000%	
Kendall Township	0.099690%	
Kendall Road District	0.253750%	
School District CU-115	7.344390%	
Total Tax Rate		**10.822080%**

4 Source: Kendall County, for Tax Codes BR005, BR066, and BR079.

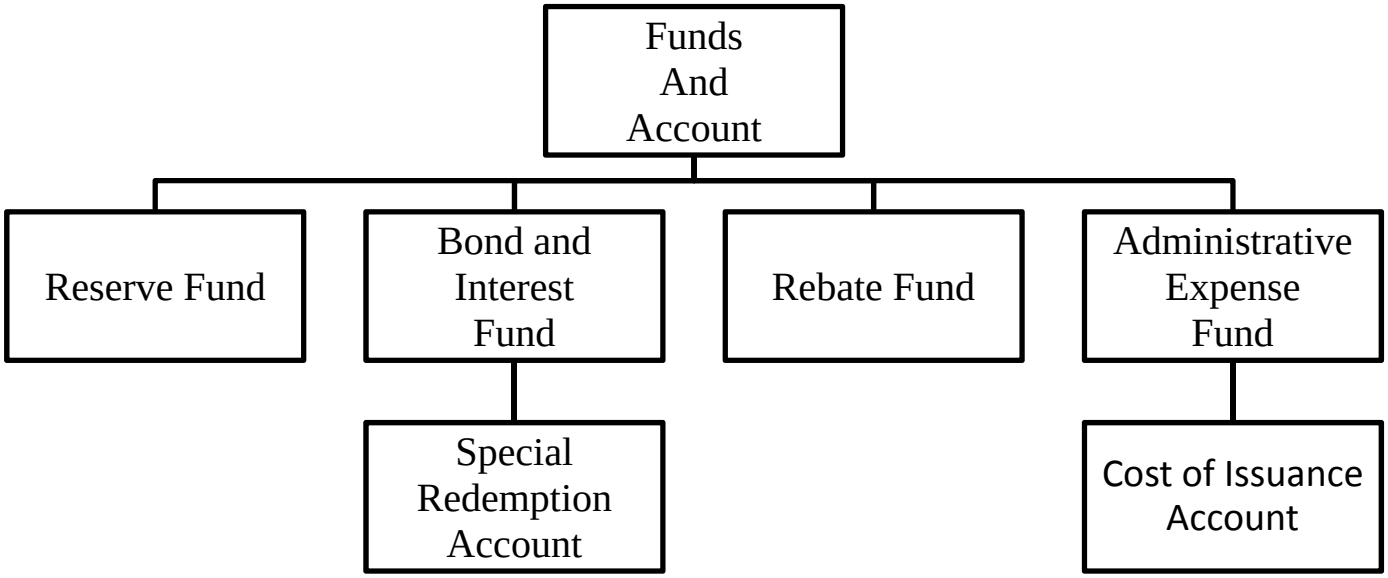
DAVID TAUSSIG & ASSOCIATES

EXHIBIT A

UNITED CITY OF YORKVILLE SSA NO. 2005-109

FUNDS AND ACCOUNTS

United City of Yorkville
Special Service Area No. 2005-108 and 2005-109
Funds and Accounts



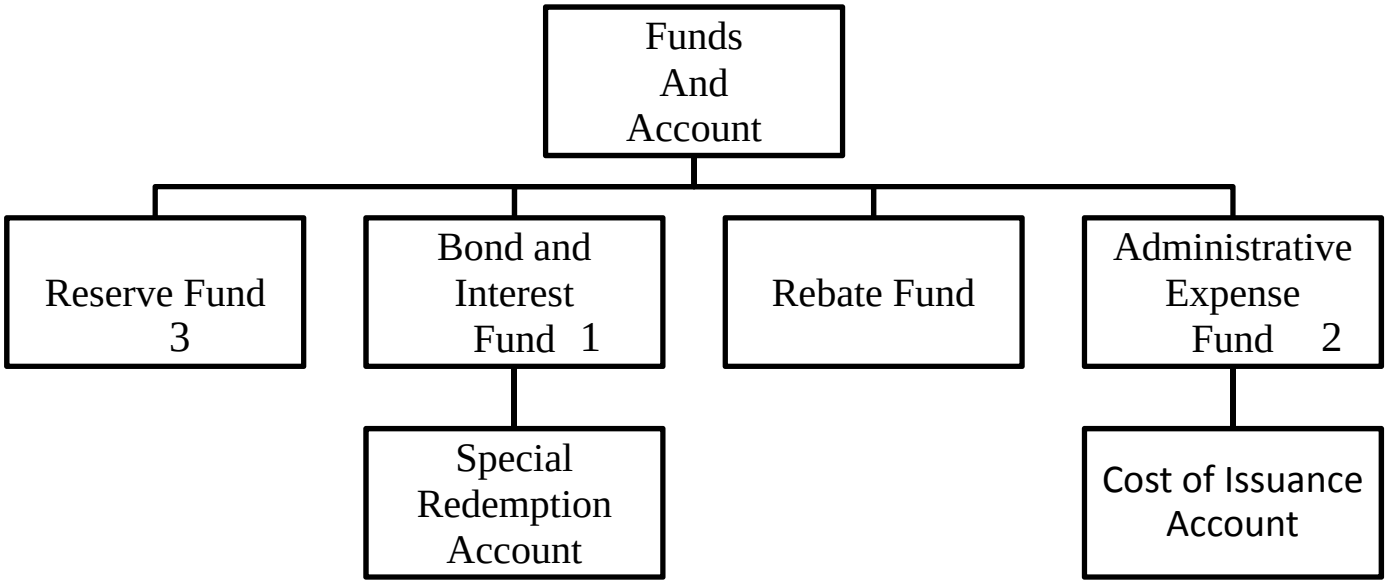
DAVID TAUSSIG & ASSOCIATES

EXHIBIT B

UNITED CITY OF YORKVILLE SSA NO. 2005-109

APPLICATION OF SPECIAL TAX

United City of Yorkville
Special Service Area No. 2005-108 and 2005-109
Application of Special Tax[1]



1. Special Tax applied in sequence shown.

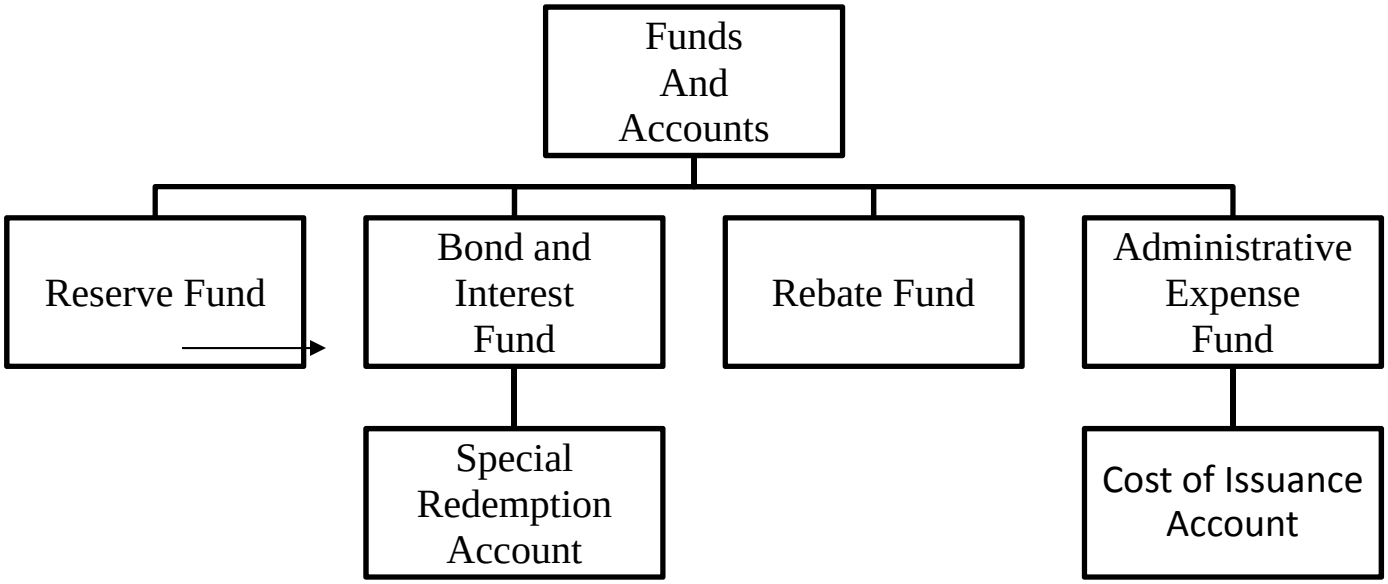
DAVID TAUSSIG & ASSOCIATES

EXHIBIT C

UNITED CITY OF YORKVILLE SSA NO. 2005-109

APPLICATION OF EARNINGS

United City of Yorkville
Special Service Area No. 2005-108 and 2005-109
Application of Earnings[1]



1. Earnings remain in fund or account from which they accrued unless otherwise indicated.

DAVID TAUSSIG & ASSOCIATES

EXHIBIT D

UNITED CITY OF YORKVILLE SSA NO. 2005-109

DEBT SERVICE SCHEDULE

DAVID TAUSSIG & ASSOCIATES

UNITED CITY OF YORKVILLE COMMUNITY FACILITIES DISTRICT NO. 2005-109 DEBT SERVICE SCHEDULE				
YEAR ENDING (3/1)	PAYMENT DATE	PRINCIPAL	INTEREST	DEBT SERVICE
2017	9/1/2016	$0	$339,754	$339,754
2017	3/1/2017	$468,000	$336,021	$804,021
2018	9/1/2017	$0	$329,001	$329,001
2018	3/1/2018	$502,000	$329,001	$831,001
2019	9/1/2018	$0	$321,471	$321,471
2019	3/1/2019	$535,000	$321,471	$856,471
2020	9/1/2019	$0	$313,446	$313,446
2020	3/1/2020	$565,000	$313,446	$878,446
2021	9/1/2020	$0	$304,971	$304,971
2021	3/1/2021	$601,000	$304,971	$905,971
2022	9/1/2021	$0	$295,956	$295,956
2022	3/1/2022	$638,000	$295,956	$933,956
2023	9/1/2022	$0	$288,379	$288,379
2023	3/1/2023	$671,000	$288,379	$959,379
2024	9/1/2023	$0	$279,573	$279,573
2024	3/1/2024	$707,000	$279,573	$986,573
2025	9/1/2024	$0	$269,851	$269,851
2025	3/1/2025	$743,000	$269,851	$1,012,851
2026	9/1/2025	$0	$258,706	$258,706
2026	3/1/2026	$786,000	$258,706	$1,044,706
2027	9/1/2026	$0	$246,425	$246,425
2027	3/1/2027	$828,000	$246,425	$1,074,425
2028	9/1/2027	$0	$232,970	$232,970
2028	3/1/2028	$876,000	$232,970	$1,108,970
2029	9/1/2028	$0	$211,070	$211,070
2029	3/1/2029	$940,000	$211,070	$1,151,070
2030	9/1/2029	$0	$187,570	$187,570
2030	3/1/2030	$1,006,000	$187,570	$1,193,570
2031	9/1/2030	$0	$162,420	$162,420
2031	3/1/2031	$1,076,000	$162,420	$1,238,420
2032	9/1/2031	$0	$135,520	$135,520
2032	3/1/2032	$1,148,000	$135,520	$1,283,520
2033	9/1/2032	$0	$106,820	$106,820
2033	3/1/2033	$1,227,000	$106,820	$1,333,820
2034	9/1/2033	$0	$82,280	$82,280
2034	3/1/2034	$1,300,000	$82,280	$1,382,280
2035	9/1/2034	$0	$56,280	$56,280
2035	3/1/2035	$1,369,000	$56,280	$1,425,280
2036	9/1/2035	$0	$28,900	$28,900
2036	3/1/2036	$1,445,000	$28,900	$1,473,900
TOTALS		$17,431,000	$8,898,990	$26,329,990
Outstanding Principal as of 09/02/2018				$16,461,000

DAVID TAUSSIG & ASSOCIATES

EXHIBIT E

UNITED CITY OF YORKVILLE SSA NO. 2005-109

AERIAL EXHIBIT OF SSA BOUNDARIES


United City of Yorkville
SSA 2005-109
Illinois Route 47
Bertram Dr
Pensacola St
Rosenwinkle St
Galena Rd
© 2008 Tele Atlas
Google
41°42'13.57" N
88°25'57.74" W
elev 199 m
Oct 11, 2007
Eye alt 2.46 km

DAVID TAUSSIG & ASSOCIATES

EXHIBIT F

UNITED CITY OF YORKVILLE SSA NO. 2005-109

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2005-109

SPECIAL TAX ROLL AND REPORT

Prepared for

UNITED CITY OF YORKVILLE
800 Game Farm Road
Yorkville, IL 60560
(630) 553-7575

Prepared by

DAVID TAUSSIG & ASSOCIATES, INC.
1301 Dove Street, Suite 600
Newport Beach, CA 92660
(949) 955-1500

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
(BRISTOL BAY)

SPECIAL TAX ROLL AND REPORT
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I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. 2006-17 passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on March 14, 2006 in connection with the proceedings for Special Service Area Number 2005-109 (hereinafter referred to as "SSA No. 2005-109"), this Special Tax Roll and Report of SSA No. 2005-109 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

"Act" means the Special Service Area Tax Act, being 35 ILCS 200/27-5 et seq., as amended.

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2005-109 and the Bonds as determined by the City or its designee: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the fiscal agent and/or trustee for any Bonds; the costs of the fiscal agent and/or trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or designee in applying for and maintaining ratings of the Bonds; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs associated with the release of funds from any escrow account or funds held pursuant to the Bond Indenture; and any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement, or other investment of funds held under the Bond Indenture. Administrative Expenses shall also include amounts advanced by the City for any administrative purpose of SSA No. 2005-109 including the costs of computing Special Tax Bond Prepayment amounts, recording of lien satisfaction or other notices related to a Special Tax Bond Prepayment or Mandatory Special Tax Prepayment, discharge or satisfaction of Special Taxes; the administrative costs associated with upgrading the software utilized by Kendall County relating to the Special Tax; and the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing.

"Bond Indenture" means the trust indenture and any supplemental indentures between the City and the trustee named therein authorizing the issuance of the Bonds.

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA

No. 2005-109, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements authorized pursuant to the Establishing Ordinance.

"Calendar Year" means the twelve-month period starting January 1 and ending December 31.

"City" means the United City of Yorkville, County of Kendall, State of Illinois.

"Clubhouse Property" means the property within the boundaries of SSA No. 2005-109 on which the clubhouse facility has been, may be, or is anticipated to be constructed as determined from Unit 5.

"Condominium Property" means all Parcels within the boundaries of SSA No. 2005-109 on which condominium Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

"Consultant" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2005-109.

"Council" means the City Council of the United City of Yorkville, having jurisdiction over SSA No. 2005-109.

"County" means the County of Kendall, State of Illinois.

"Dwelling Unit" or "DU" means a residential dwelling unit.

"Final Plat" means a final plat of subdivision approved by the City and recorded with the County which creates individual single-family home lots, townhome lots, and/or condominium lots.

"Fire Station Property" means the property adjacent to the boundaries of SSA No. 2005-109 on which a fire station has been, may be, or is anticipated to be constructed on Lot 1685 of Unit 1.

"First Series Bonds" means the first series of Bonds issued for SSA No. 2005-109.

"First Series Property" means the following: the Single-family Property comprising Unit 4, Unit 5, Unit 6, and Unit 7 (two hundred eight (208) Dwelling Units), the Townhome Property comprising Unit 2 and Unit 3 (two hundred eighty (280) Dwelling Units), and the Condominium Property comprising Unit 1 (two hundred eighty-eight (288) Dwelling Units).

"Mandatory Special Tax Prepayment" means the Special Tax Bond Prepayment required upon pursuant to Section VI.G herein and calculated pursuant to Exhibit B herein.

"Maximum Parcel Special Tax" means the maximum special tax, determined in accordance with Section VI that can be collected by the City in any Calendar Year on any Parcel.

"Maximum Parcel Special Taxes" means the amount determined by multiplying the actual or anticipated number of Single-family Property Dwelling Units, Townhome Property Dwelling Units, and Condominium Property Dwelling Units, in accordance with Section VI.B, by the applicable Maximum Parcel Special Tax.

"Parcel" means a lot, parcel, and/or other interest in real property within the boundaries of SSA No. 2005-109 to which a permanent index number ("PIN") is assigned as determined from a PIN Map or the County assessment roll.

"Partial Special Tax Bond Prepayment" means that amount required to partially prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein.

"PIN Map" means an official map of the Kendall County Mapping Department or other authorized County official designating lots, parcels, and/or other interests in real property by permanent index number.

"Preliminary Plat" means the preliminary subdivision plat for SSA No. 2005-109 approved by the City.

"Residential Property" means all Parcels within the boundaries of SSA No. 2005-109 on which Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Preliminary Plat or applicable Final Plat.

"School Property" means the property adjacent to the boundaries of SSA No. 2005-109 on which a proposed elementary school has been, may be, or is anticipated to be constructed as determined from Unit 6.

"Second Series Bonds" means the second series of Bonds issued for SSA No. 2005-109 (exclusive of any refunding Bonds).

"Second Series Property" means all Single-family Property, Townhome Property, and Condominium Property, exclusive of First Series Property. Such Single-family Property, Townhome Property, and Condominium Property consists, respectively, of lots 1041-1077, 1164-1177, 1179-1195 and 1253-1444 (two hundred sixty (260) Dwelling Units); lots 455-784 (three hundred thirty (330) Dwelling Units); and lots 1645-1665 (three hundred thirty-six (336) Dwelling Units) as shown on the Preliminary Plat dated January 15, 2005, and last revised on March 15, 2005. The lot numbers applicable to Second Series Property may be revised as determined by the Consultant in accordance with a revision to the Preliminary Plat, provided that any reduction in the Dwelling Units for Single-family Property, Townhome Property, or Condominium Property may result in a Mandatory Special Tax Prepayment.

"Single-family Property" means all Parcels within the boundaries of SSA No. 2005-109 on which single-family Dwelling Units have been, may be, or are anticipated to be

constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

"Special Tax" means the special tax to be extended in each Calendar Year on each Parcel.

"Special Tax Bond Prepayment" means that amount required to prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein in order to fully release the lien of the Maximum Parcel Special Tax.

"Special Tax Requirement" means that amount determined by the City or its designee as required in any Calendar Year to pay: (1) the Administrative Expenses, (2) debt service on any Bonds, (3) reasonably anticipated delinquent Special Taxes, (4) any amount required to replenish any reserve fund established in connection with such Bonds, (5) the costs of credit enhancement and fees for instruments that serve as the basis of a reserve fund in lieu of cash related to any such Bonds, and less (6) available funds as directed under the Bond Indenture.

"Special Tax Roll" means the Special Tax Roll included herein as Exhibit A, as may be amended pursuant to Section VI.E.

"Townhome Property" means all Parcels within the boundaries of SSA No. 2005-109 on which townhome Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

"Unit 1" means the Final Plat within SSA No. 2005-109 designated as Unit 1 recorded on December 21, 2005.

"Unit 2" means the Final Plat within SSA No. 2005-109 designated as Unit 2 recorded on December 21, 2005.

"Unit 3" means the Final Plat within SSA No. 2005-109 designated as Unit 3 recorded on December 21, 2005.

"Unit 4" means the Final Plat within SSA No. 2005-109 designated as Unit 4 recorded on December 21, 2005.

"Unit 5" means the Final Plat within SSA No. 2005-109 designated as Unit 5 recorded on December 21, 2005.

"Unit 6" means the Final Plat within SSA No. 2005-109 designated as Unit 6 recorded on December 21, 2005.

"Unit 7" means the Final Plat within SSA No. 2005-109 designated as Unit 7 recorded on December 21, 2005.

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA NO. 2005-109

SSA No. 2005-109 consists of approximately two hundred forty-three (243) acres of land generally located in the northeast quadrant of the State Route 47 and Galena Road intersection, and approximately two hundred sixty-six (266) acres of land generally located in the southeast quadrant of State Route 47 and Galena Road intersection, the legal description for which is attached as Exhibit C of the Establishing Ordinance.

B. ANTICIPATED LAND USES

SSA No. 2005-109 is anticipated to consist of four hundred sixty-eight (468) single-family Dwelling Units (i.e., single-family homes), six hundred ten (610) townhome Dwelling Units, and six hundred twenty-four (624) condominium Dwelling Units.

IV. SPECIAL SERVICES

SSA No. 2005-109 has been established to finance certain special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth below.

A. GENERAL DESCRIPTION

1. ELIGIBLE IMPROVEMENTS

The special services that are eligible to be financed by SSA No. 2005-109 consist of certain public improvements with appurtenances and appurtenant work in connection therewith necessary to serve SSA No. 2005-109 (hereinafter referred to as the "Eligible Improvements"). The Eligible Improvements are generally described as follows: the acquisition, construction and installation of public improvements including, but not limited to:

- City owned sanitary sewer facilities, water facilities, road facilities, storm sewer facilities, public parks and park improvements, including, but not limited to, engineering, surveying, soil testing and appurtenant work, mass grading and demolition, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, paths and related street improvements, and equipment and materials necessary for the maintenance thereof, landscaping, wetland mitigation, public park improvements and tree installation, costs for land and

easement acquisitions or dedications relating to any of the foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs.

2. SSA NO. 2005-109 FUNDED IMPROVEMENTS

- SSA No. 2005-109 is anticipated to fund certain on-site and off-site public facilities, subject to the alternatives, modifications, and/or substitutions as described in Section IV. D below.

B. ESTIMATED COSTS

The estimated costs for the Eligible Improvements and the amounts anticipated to be financed by SSA No. 2005-109 are presented in Table 1 on the following page. The costs anticipated to be financed by SSA No. 2005-109 do not include any costs allocated to the School Property, Clubhouse Property, or Fire Station Property. Therefore, these facilities will be exempt from the Special Tax.

TABLE 1

ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS

PUBLIC IMPROVEMENT	TOTAL COSTS			COSTS ANTICIPATED TO BE FINANCED BY SSA NO. 2005-109	
	GRAND TOTAL COSTS [1]	ALLOCABLE TO PHASE 1 [2] PROPERTY	ALLOCABLE TO PHASE 2 [3] PROPERTY	FIRST SERIES BONDS	SECOND SERIES BONDS
Sanitary Sewer Facilities					
Hard Costs	$3,661,667	$1,684,171	$1,977,496	$1,477,064	$1,767,483
Soft Costs	$169,974	$78,179	$91,795	$68,565	$82,046
Water Facilities					
Hard Costs	$3,796,287	$1,814,589	$1,981,698	$1,480,202	$1,771,239
Water Connection Fees	$3,347,040	$1,522,370	$1,824,670	$1,362,912	$1,630,887
Soft Costs	$176,199	$84,221	$91,977	$68,701	$82,209
Storm Sewer Facilities					
Hard Costs	$7,267,700	$3,540,533	$3,727,167	$2,771,129	$3,321,358
Earthwork	$1,200,936	$585,048	$615,888	$457,910	$548,831
Soft Costs	$336,065	$163,717	$172,348	$128,139	$153,583
Roads					
Hard Costs	$14,292,215	$6,977,023	$7,315,191	$5,420,854	$6,502,229
Earthwork	$1,691,908	$825,938	$865,970	$641,719	$769,732
Soft Costs	$663,505	$323,903	$339,602	$251,659	$301,861
Land	$1,004,900	$490,562	$514,338	$381,146	$457,178
GRAND TOTAL [4]	**$37,608,395**	**$18,090,254**	**$19,518,140**	**$14,510,000**	**$17,388,637**

[1] Includes hard costs, 10% contingency (applied only to the hard costs), and estimated soft and earthwork costs as discussed in further detail in Exhibit C. Right-of-way acquisition for Rosenwinkel Street and Bristol Bay Drive.

[2] Phase 1 Property includes First Series Property, the School Property, the Clubhouse Property, and the Fire Station Property.

[3] Phase 2 Property includes only Second Series Property.

[4] Any differences in amounts shown are due to rounding.

C. ALLOCATION

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2005-109 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2005-109 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

1. BENEFIT AREA

The eligible public improvements are designed with the intent to specifically service SSA No. 2005-109, the School Property, and the Fire Station Property, and therefore the benefit area includes only such property. Each land use type is allocated a share of each public facility type in accordance with the public facility usage factors described below.

Notwithstanding the preceding, no onsite sewer costs are allocated to the School Property because it is expected to connect to an existing sanitary sewer system. In addition, the water connection fees are not applicable to the Clubhouse Property, School Property, and Fire Station Property.

2. PUBLIC FACILITY USAGE

Once the benefit area has been established, the special services may be allocated among the various properties within such area in accordance with use. As is discussed in the following sections, commonly accepted measures for public facility usage indicate that the benefit conferred by the Eligible Improvements applies uniformly by land use type.

a. SANITARY SEWER AND WATER USAGE

The primary determinant of sanitary sewer and water usage is the applicable population equivalent, or P.E. Household population is the criteria commonly used to project sewer and water service demand. *Wastewater Engineering, Third Edition* indicates that residential wastewater flow rates are typically determined on the basis of population density and the average per capita contribution of wastewater. The Illinois Environmental Protection Agency's criteria for water storage and distribution systems assume an everyday use equal to 50 gallons per day per person. In addition, an emergency capacity is set at 50 gallons per day per person. This equates to 350 gallons per day for each single-family home given the applicable IEPA P.E. factor of 3.5 for single-family homes.

The IEPA does not publish P.E. factors for townhome Dwelling Units or condominium Dwelling Units. However, IEPA indicates that the published P.E. factors for apartments may be used to estimate P.E. for townhomes and condominiums. P.E. factors for apartments range from 1.5 to 3.0 depending upon bedroom count. As each townhome Dwelling Unit is anticipated to have two or three bedrooms, the P.E. factor of 3.0 for two to three-bedroom apartments is used. As condominium Dwelling Units are anticipated to have either one or two bedrooms, a P.E. factor of 2.25, which is the average of the P.E. factor of 1.5 for one-bedroom apartments and the P.E. factor of 3.0 for two to three-bedroom apartments, is used for the condominiums.

Sewer and water demand for public schools is a function of the estimated number of students and employees. The Yorkville Community School District #115 (herein known as the "School District") indicates the proposed elementary school to have a capacity of approximately 650 students and 30 employees. Applying the IEPA standards of 0.25 gallons per student and employee per day yields a total P.E. of 170.00 for the proposed elementary school.

Clubhouse Property and Fire Station Property sewer and water demands are a function of the nature and intensity of use. The developer's engineer estimates the Clubhouse Property P.E. at 35.00. The City's engineer estimates the Fire Station Property P.E. at 11.07 based on estimated usage for an existing fire station.

Table 2 on the following page shows these P.E. factors and their equivalency (i.e., the P.E. factor for each land use type expressed in terms of the P.E. factor for a single-family home).

TABLE 2

SANITARY SEWER AND WATER USAGE FACTORS
P.E. AND EQUIVALENT UNITS

	Land Use	Unit Factor			P.E. Factor	Total P.E. [1]	Equivalent Unit [2]	Total Equivalent Units [3, 4]
		Dwelling Units	Students	Employees				
(1)	Single-Family Property	468	NA	NA	3.50	1,638.00	1.00	468.00
(2)	Townhome Property	610	NA	NA	3.00	1,830.00	0.86	524.60
(3)	Condominium Property	624	NA	NA	2.25	1,404.00	0.64	399.36
(4)	School Property	NA	650	30	0.25	170.00	48.57	48.57
(5)	Clubhouse Property	NA	NA	NA	35.00	35.00	10.00	10.00
(6)	Fire Station Property	NA	NA	NA	11.07	11.07	3.16	3.16
Grand Total		**1,702**	**NA**	**NA**	**NA**	**5,088.07**	**NA**	**1,453.69**

[1] P.E. factor multiplied by applicable number of dwelling units, students, and employees.
[2] Equivalent units for land uses 1 – 3 computed by dividing P.E. factor for each such land use by P.E. factor for single-family land use. Equivalent units for land uses 4 – 6 computed by dividing total P.E. by P.E. factor for single-family land use.
[3] Equivalent unit factor multiplied by applicable number of dwelling units, schools, clubhouses, or fire stations.
[4] Calculations may vary slightly due to rounding.

b. STORM SEWER USAGE

Storm sewer facilities are sized based upon estimated storm flows which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "Urban Hydrology for Small Watersheds: TR-55" (the "TR-55 Manual"), the United States Department of Agriculture indicates average "runoff curve numbers" for purposes of measuring storm flows or runoff. The runoff curve equation estimates storm runoff given a particular volume of rainfall.

The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions within the SSA No. 2005-109, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development vary by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. Single-family Property have an average lot area of 14,952 square feet per lot, or a gross density of approximately three Dwelling Units to an acre, which according to the TR-55 Manual would categorize the Single-family Property in SSA No. 2005-109 as having a development density of 1/3 acre. The TR-55 Manual indicates an impervious ground coverage factor of thirty percent (30%) for this development density. Multiplying the thirty percent factor by the average Single-family Property lot area of 14,952 square feet results in an estimated impervious ground area of 4,486 square feet per single-family lot.

The gross density for the Townhome Property and Condominium Property is approximately eight Dwelling Units and eleven Dwelling Units to an acre, respectively. The TR-55 Manual indicates an impervious ground coverage factor of sixty-five percent (65%) for residential development with gross density of eight Dwelling Units to an acre or greater. Multiplying the 65% factor by the gross area for Townhome Property of 75.83 acres results in an estimated aggregate impervious area of 49.29 acres. Dividing this amount by 610 townhome Dwelling Units yields an impervious ground area of 3,520 square feet per townhome Dwelling Unit. Generally, the greater the density the more impervious area per acre. Interpolating for Condominium Property based on a gross density of eleven Dwelling Units to an acre, the impervious area is estimated at 85%. Multiplying the 85% factor by the gross area for Condominium Property of 42.18 acres results in an estimated aggregate impervious area of 35.85 acres. Dividing

this amount by 624 condominium Dwelling Units yields an impervious ground are of 2,503 square feet per condominium Dwelling Unit.

The TR-55 Manual does not contain impervious ground areas for elementary schools, clubhouses, or fire stations. The impervious ground coverage area for the Clubhouse Property, which is estimated at 77,571 square feet, has been provided by the developer's engineer and is based upon the preliminary plans for such facility. The impervious ground coverage factors for the School Property and Fire Station Property have been provided by the School District and Fire District, respectively, and are based on design plans for existing school and fire station facilities.

Table 3 on the following page shows the impervious ground area factors and their equivalency (i.e., the average impervious area for each land use type expressed in terms of the average impervious area for the typical single-family home).

TABLE 3

STORM SEWER USAGE FACTORS
IMPERVIOUS AREA AND EQUIVALENT UNITS

	Land Use	Unit Factor		Coverage Factor	Impervious Area[1]		Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Lot Size Per DU/Site		Per DU / Site	Total		
(1)	Single-Family Property	468	14,952	30%	4,485.53	2,099,228.04	1.00	468.00
(2)	Townhome Property	610	5,415	65%	3,519.86	2,147,116.39	0.78	475.80
(3)	Condominium Property	624	2,944	85%	2,502.54	1,561,585.98	0.56	349.44
(4)	School Property	NA	653,400	29%	189,486.00	189,486.00	42.24	42.24
(5)	Clubhouse Property	NA	143,748	54%	77,571.00	77,571.00	17.29	17.29
(6)	Fire Station Property	NA	103,237	100%	103,237.20	103,237.20	23.02	23.02
Grand Total		**1,702**	**NA**	**NA**	**NA**	**6,178,224.61**	**NA**	**1,375.79**

[1] Impervious area per dwelling unit for land uses 1 – 3 computed by multiplying coverage factor by 43,560 (square feet in an acre) and then dividing by density. Total impervious area for land uses 4 and 6 computed by multiplying coverage factor by total land square footage (43,560 multiplied by acres). Total impervious area for land use 5 has been provided by the developer's engineer.

[2] Equivalent units for land uses 1 – 3 computed by dividing impervious area for each such land use by impervious area for typical single-family home. Equivalent units for land uses 4 – 6 computed by dividing total impervious area by impervious area for the typical single-family home.

[3] Equivalent unit factor multiplied by applicable number of dwelling units, schools, clubhouses, or fire stations.

[4] Calculations may vary slightly due to rounding.

c. ROAD USAGE

Road usage is typically computed on the basis of anticipated trip generation. The Institute of Traffic Engineers publication *Trip Generation Sixth Edition*, indicates average weekday trips of 9.57 per single-family detached home and 5.86 per townhome or condominium dwelling unit.

The average weekday trips associated with an elementary school are typically expressed per student and are estimated by *Trip Generation, Sixth Edition* at 1.02 per elementary school student. The developer's engineer estimates average weekday trips for the Clubhouse Property at 90. The Bristol Kendall Fire District (herein known as the "Fire District") estimates average weekday trips for Fire Station Property at 22.

Table 4 on the following page shows these trip factors and their equivalency (i.e., the average weekday trip factor for each land use type expressed in terms of the average weekday trip factor for the typical single-family home).

TABLE 4

ROAD USAGE FACTORS
TRIPS AND EQUIVALENT UNITS

	Land Use	Unit Factor			Average Weekday Trip Factor	Total Weekday Trips [1]	Equivalent Unit [2]	Total Equivalent Units [3,4]
		Dwelling Units	Students	Employees				
(1)	Single-Family Property	468	NA	NA	9.57	4,478.76	1.00	468.00
(2)	Townhome Property	610	NA	NA	5.86	3,574.60	0.61	372.10
(3)	Condominium Property	624	NA	NA	5.86	3,656.64	0.61	380.64
(4)	School Property	NA	650	NA	1.02	663.00	69.28	69.28
(5)	Clubhouse Property	NA	NA	NA	90.00	90.00	9.40	9.40
(6)	Fire Station Property	NA	NA	NA	22.00	22.00	2.30	2.30
Grand Total		**1,702**	**NA**	**NA**	**NA**	**12,485.00**	**NA**	**1,301.72**

[1] P.E. factor multiplied by applicable number of dwelling units, students, and employees.
[2] Equivalent units for land uses 1 – 3 computed by dividing average weekday trip factor for each such land use by average weekday trip factor for typical single-family home. Equivalent units for land uses 4 – 6 computed by dividing total weekday trips by the average trips for the typical single-family home.
[3] Equivalent unit factor multiplied by applicable number of dwelling units, schools, clubhouses, or fire stations.
[4] Calculations may vary slightly due to rounding.

3. ALLOCATED COSTS

The Eligible Improvements must be allocated in accordance with the appropriate usage factors discussed above. For example, sanitary sewer and water facilities are allocated on a P.E. basis. Road facilities are allocated in proportion to estimated trip generation and storm sewer facilities are allocated on impervious area. As shown in Tables 5 – 8, the allocated cost per equivalent unit is computed by dividing the estimated improvement costs shown in Table 1 by the applicable equivalent units for Single-family Property, Townhome Property, School Property, Clubhouse Property, and Fire Station Property. The total allocated costs for each land use type is computed by multiplying the allocated cost per equivalent unit by the applicable equivalent units. A summary of the allocated costs is presented in Table 9.

The portion of the Eligible Improvements to be financed with bond proceeds is shown in Table 12. All Eligible Improvements that are not financed through SSA No. 2005-109 (which include all Eligible Improvements allocated to the School Property, the Clubhouse Property, and the Fire Station Property) will be funded by the developer and are categorized as "Developer's Equity." The SSA No. 2005-109 funded Eligible Improvements are anticipated to be financed through two series of bonds. The breakdown of the Eligible Improvements by bond issue are shown in aggregate in Table 10 and by residential land use in Table 11.

TABLE 5

SANITARY SEWER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost2[2]
(1)	Single-Family Property	468.00	$1,276,195.44 [3]
(2)	Townhome Property	524.60	$1,430,538.74 [4]
(3)	Condominium Property	399.36	$1,089,020.11 [5]
(4)	School Property	0.00	$0.00 [6]
(5)	Clubhouse Property	10.00	$27,269.13 [7]
(6)	Fire Station Property	3.16	$8,617.05 [8]
(7)	Grand Total	**1,405.12**	**$3,831,640.48**

[1] From Table 2, [2] Includes soft costs. For a more detailed discussion on allocation of soft costs, refer to Exhibit C., [3] $3,831,640.48/B7*B1, [4] $3,831,640.48/B7*B2, [5] $3,831,640.48/B7*B3, [6] $3,831,640.48/B7*B4, [7] $3,831,640.48/B7*B5, [8] $3,831,640.48/B7*B6

TABLE 6A

WATER CONNECTION FEE ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost
(1)	Single-Family Property	468.00	$1,125,330.27 [2]
(2)	Townhome Property	524.60	$1,261,427.90 [3]
(3)	Condominium Property	399.36	$960,281.83 [4]
(4)	School Property	0.00	$0.00 [5]
(5)	Clubhouse Property	0.00	$0.00 [6]
(6)	Fire Station Property	0.00	$0.00 [7]
(7)	Grand Total	**1,391.96**	**$3,347,040.00**

[1] From Table 2, [2] $3,347,040.00/B7*B1, [3] $3,347,040.00/B7*B2, [4] $3,347,040.00/B7*B3, [5] $3,347,040.00/B7*B4, [6] $3,347,040.00/B7*B5, [7] $3,347,040.00/B7*B6

TABLE 6B

WATER FACILITIES COSTS

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[2]
(1)	Single-Family Property	468.00	$1,278,899.41 [3]
(2)	Townhome Property	524.60	$1,433,569.72 [4]
(3)	Condominium Property	399.36	$1,091,327.49 [5]
(4)	School Property	48.57	$132,726.80 [6]
(5)	Clubhouse Property	10.00	$27,326.91 [7]
(6)	Fire Station Property	3.16	$8,635.30 [8]
(7)	Grand Total	**1,453.69**	**$3,972,485.63**

[1] From Table 2, [2] Includes soft costs. For a more detailed discussion on allocation of soft costs, refer to Exhibit C., [3] $3,972,485.63/B7*B1, [4] $3,972,485.63/B7*B2, [5] $3,972,485.63/B7*B3, [6] $3,972,485.63/B7*B4, [7] $3,972,485.63/B7*B5, [8] $3,972,485.63/B7*B6

TABLE 7

STORM SEWER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[2]
(1)	Single-Family Property	468.00	$2,790,978.37 [3]
(2)	Townhome Property	475.80	$2,837,494.67 [4]
(3)	Condominium Property	349.44	$2,083,930.51 [5]
(4)	School Property	42.24	$251,903.69 [6]
(5)	Clubhouse Property	17.29	$103,111.15 [7]
(6)	Fire Station Property	23.02	$137,282.74 [8]
(7)	Grand Total	**1,375.79**	**$8,204,701.12**

[1] From Table 3, [2] Includes soft and earthwork costs. For a more detailed discussion on allocation of soft and earthwork costs, refer to Exhibit C., [3] $8,204,701.12/B7*B1, [4] $8,204,701.12/B7*B2, [5] $8,204,701.12/B7*B3, [6] $8,204,701.12/B7*B4, [7] $8,204,701.12/B7*B5, [8] $8,204,701.12/B7*B6

TABLE 8

ROAD COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[2]
(1)	Single-Family Property	468.00	$6,346,513.02 [3]
(2)	Townhome Property	372.10	$5,046,020.29 [4]
(3)	Condominium Property	380.64	$5,161,830.59 [5]
(4)	School Property	69.28	$939,500.90 [6]
(5)	Clubhouse Property	9.40	$127,472.70 [7]
(6)	Fire Station Property	2.30	$31,190.13 [8]
(7)	Grand Total	**1,301.72**	**$17,652,527.63**

[1] From Table 4, [2] Includes soft, earthwork, and land acquisition costs. For a more detailed discussion on allocation of soft and earthwork costs, refer to Exhibit C., [3] $17,652,527.63 /B7*B1, [4] $17,652,527.63/B7*B2, [5] $17,652,527.63/B7*B3, [6] $17,652,527.63/B7*B4, [7] $17,652,527.63/B7*B5, [8] $17,652,527.63/B7*B6

TABLE 9

ALLOCATED COSTS BY LAND USE

PUBLIC IMPROVEMENT	SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY	CONDOMINIUM PROPERTY	SCHOOL PROPERTY	CLUBHOUSE PROPERTY	FIRE STATION PROPERTY
Sanitary Sewer						
Hard Costs	$1,219,583	$1,367,079	$1,040,711	$0	$26,059	$8,235
Soft Costs	$56,613	$63,460	$48,310	$0	$1,210	$382
Water						
Hard Costs	$1,222,174	$1,369,984	$1,042,922	$126,840	$26,115	$8,252
Connection Fees	$1,125,330	$1,261,428	$960,282	$0	$0	$0
Soft Costs	$56,725	$63,586	$48,406	$5,887	$1,212	$383
Storm Sewer						
Hard Costs	$2,472,240	$2,513,444	$1,845,939	$223,136	$91,336	$121,605
Earthwork	$408,520	$415,329	$305,028	$36,872	$15,093	$20,094
Soft Costs	$114,319	$116,224	$85,358	$10,318	$4,223	$5,623
Roads						
Hard Costs	$5,138,399	$4,085,466	$4,179,231	$760,659	$103,207	$25,253
Earthwork	$608,282	$483,636	$494,736	$90,047	$12,218	$2,989
Soft Costs	$238,546	$189,665	$194,018	$35,313	$4,791	$1,172
Land	$361,286	$287,253	$293,846	$53,483	$7,257	$1,776
GRAND TOTAL	**$13,022,017**	**$12,216,554**	**$10,538,786**	**$1,342,553**	**$292,720**	**$195,765**
NUMBER OF DUS	468	610	624	NA	NA	NA
TOTAL COST/DU	**$27,824.82**	**$20,027.14**	**$16,889.08**	**NA**	**NA**	**NA**

*Amounts may vary due to rounding.

TABLE 10

FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENT	GRAND TOTAL	SSA NO. 2005-109			DEVELOPER'S EQUITY
		TOTAL BOND PROCEEDS	FIRST SERIES BONDS	SECOND SERIES BONDS	
Sanitary Sewer					
Hard Costs	$3,661,667	$3,244,547	$1,477,064	$1,767,483	$417,120
Soft Costs	$169,974	$150,611	$68,565	$82,046	$19,363
Water					
Hard Costs	$3,796,287	$3,251,441	$1,480,202	$1,771,239	$544,846
Connection Fees	$3,347,040	$2,993,800	$1,362,912	$1,630,887	$353,240
Soft Costs	$176,199	$150,911	$68,701	$82,209	$25,288
Storm Sewer					
Hard Costs	$7,267,700	$6,092,487	$2,771,129	$3,321,358	$1,175,213
Earthwork	$1,200,936	$1,006,741	$457,910	$548,831	$194,196
Soft Costs	$336,065	$281,722	$128,139	$153,583	$54,343
Roads					
Hard Costs	$14,292,215	$11,923,083	$5,420,854	$6,502,229	$2,369,131
Earthwork	$1,691,908	$1,411,451	$641,719	$769,732	$280,457
Soft Costs	$663,505	$553,520	$251,659	$301,861	$109,985
Land	$1,004,900	$838,324	$381,146	$457,178	$166,576
GRAND TOTAL	**$37,608,395**	**$31,898,637**	**$14,510,000**	**$17,388,637**	**$5,709,758**

*Amounts may vary due to rounding.

TABLE 11

FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS BY BOND SERIES

PUBLIC IMPROVEMENT	GRAND TOTAL	SSA NO. 2005-109							
		FIRST SERIES BONDS				SECOND SERIES BONDS			
		TOTAL FIRST SERIES PROPERTY	FIRST SERIES SINGLE-FAMILY PROPERTY	FIRST SERIES TOWNHOME PROPERTY	FIRST SERIES CONDOMINIUM PROPERTY	TOTAL SECOND SERIES PROPERTY	SECOND SERIES SINGLE-FAMILY PROPERTY	SECOND SERIES TOWNHOME PROPERTY	SECOND SERIES CONDOMINIUM PROPERTY
Sanitary Sewer									
Hard Costs	$3,244,547	$1,477,064	$447,597	$583,149	$446,317	$1,767,483	$559,497	$687,282	$520,704
Soft Cost	$150,611	$68,565	$20,777	$27,070	$20,718	$82,046	$25,972	$31,904	$24,171
Water									
Hard Costs	$3,251,441	$1,480,202	$448,549	$584,388	$447,266	$1,771,239	$560,686	$688,743	$521,810
Connection Fees	$2,993,800	$1,362,912	$413,006	$538,082	$411,825	$1,630,887	$516,258	$634,168	$480,462
Soft Costs	$150,911	$68,701	$20,819	$27,123	$20,759	$82,209	$26,023	$31,967	$24,219
Storm Sewer									
Hard Costs	$6,092,487	$2,771,129	$907,334	$1,072,148	$791,647	$3,321,358	$1,134,167	$1,263,604	$923,588
Earthwork	$1,006,741	$457,910	$149,931	$177,165	$130,814	$548,831	$187,413	$208,802	$152,616
Soft Costs	$281,722	$128,139	$41,956	$49,577	$36,606	$153,583	$52,445	$58,430	$42,708
Roads									
Hard Costs	$11,923,083	$5,420,854	$1,885,837	$1,742,719	$1,792,298	$6,502,229	$2,357,296	$2,053,918	$2,091,015
Earthwork	$1,411,451	$641,719	$223,245	$206,302	$212,172	$769,732	$279,056	$243,142	$247,534
Soft Costs	$553,520	$251,659	$87,549	$80,904	$83,206	$301,861	$109,436	$95,352	$97,074
Land	$838,324	$381,146	$132,595	$122,532	$126,018	$457,178	$165,744	$144,413	$147,021
GRAND TOTAL	**$31,898,637**	**$14,510,000**	**$4,779,194**	**$5,211,159**	**$4,519,647**	**$17,388,637**	**$5,973,992**	**$6,141,724**	**$5,272,921**
NUMBER OF DUS	NA	NA	208	280	288	NA	260	330	336
TOTAL COST/DU	**NA**	**NA**	**$22,976.89**	**$18,611.28**	**$15,693.22**	**NA**	**$22,976.89**	**$18,611.28**	**$15,693.22**

*Amounts may vary due to rounding.

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as (i) the allocation of the Eligible Improvement costs actually funded by SSA No. 2005-109, using the preceding methodology, is uniform within Single-family Property, Townhome Property, and Condominium Property and (ii) such allocation results in the same ratio of funded Eligible Improvements between these three land use types, as established in Section VI.A below.

V. BOND ASSUMPTIONS

It is anticipated that certain of the Eligible Improvements will be financed through the issuance of two series of bonds. Total authorized bonded indebtedness is $45,000,000. Bonds in the approximate amount of $19,000,000 and $21,000,000 are anticipated to be issued in March 2006 and March 2008, respectively. The First Series Bonds will include a reserve fund equal to the maximum annual debt service on the bonds and approximately twenty-four (24) months of capitalized interest. Issuance costs are approximately three and one tenths percent (3.10%) of the principal amount. The term of the bonds is 30 years, with principal amortized over a period of approximately 28 years. The Second Series Bonds will include a reserve fund not more than ten percent (10.0%) of the original principal amount of the bonds and approximately twelve (12) months of capitalized interest. Issuance costs are estimated to be two and eight tenths percent (2.80%) of the principal amount. The term of the bonds is 28 years, with principal amortized over a period of approximately 27 years. Annual debt service payments will increase approximately one and one-half percent (1.50%) annually.

The final sizing of the bonds may be modified as appropriate to meet the objectives of the financing and prevailing bond market conditions. These modifications may include, but are not limited to, changes in the following:

- Bond timing, phasing, and/or escrows;
- Capitalized interest period;
- Principal amortization (i.e., bond term and annual debt service payment);
- Reserve fund size and form; and
- Coupon rates.

Therefore, the actual bonded indebtedness, and consequently the amount of public improvements financed by SSA No. 2005-109, may increase or decrease depending upon these variables.

VI. MAXIMUM PARCEL SPECIAL TAX

As mentioned previously, no Eligible Improvements for the Clubhouse Property, School Property, and Fire Station Property will be financed by SSA No. 2005-109. Therefore, these properties will not be subject to the Maximum Parcel Special Tax. The discussion that follows applies only to the remaining Residential Property.

A. DETERMINATION

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of the (i) relative amounts of the allocated Eligible Improvement costs for such land uses and (ii) the required Maximum Parcel Special Taxes. In order to measure the relative difference in public improvement costs for each land use type, Equivalent Dwelling Units ("EDU") factors have been calculated. A Single-family Property Dwelling Unit is deemed the typical residential unit and is assigned an EDU factor of 1.00. The EDU factor for the Townhome Property Dwelling Units and Condominium Property Dwelling Units is equal to the ratio of the funded Eligible Improvements for the each respective category to the funded Eligible Improvements for Single-family Property Dwelling Units. The funded Eligible Improvements per Dwelling Unit is calculated by dividing the aggregate amounts to be funded for Single-family Property, Townhome Property, and Condominium Property shown in Table 11 by the respective number of Dwelling Units. EDUs are shown in Table 12 below.

TABLE 12

EDU FACTORS

	COST/UNIT	EDU FACTOR	NO. OF DWELLING UNITS	EDUS
First Series Property				
Single-Family Property Dwelling Unit	$22,976.89	1.000	208 units	208.00
Townhome Property Dwelling Unit	$18,611.28	0.810	280 units	226.80
Condominium Property Dwelling Unit	$15,693.22	0.683	288 units	196.70
Second Series Property				
Single-Family Property Dwelling Unit	$22,976.89	1.000	260 units	260.00
Townhome Property Dwelling Unit	$18,611.28	0.810	330 units	267.30
Condominium Property Dwelling Unit	$15,693.22	0.683	336 units	229.49
Total			**1,702 units**	**1,388.29**

The Maximum Parcel Special Tax is derived from the Maximum Parcel Special Taxes which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The derivation of the Maximum Parcel Special Tax is shown in Table 13 on the following page.

TABLE 13
MAXIMUM PARCEL SPECIAL TAX
(LEVIED CALENDAR YEAR 2007 / COLLECTED CALENDAR YEAR 2008)

	TOTAL	PER DWELLING UNIT					
		FIRST SERIES SINGLE-FAMILY PROPERTY	FIRST SERIES TOWNHOME PROPERTY	FIRST SERIES CONDOMINIUM PROPERTY	SECOND SERIES SINGLE-FAMILY PROPERTY	SECOND SERIES TOWNHOME PROPERTY	SECOND SERIES CONDOMINIUM PROPERTY
Maximum Parcel Special Taxes	$2,998,780	$449,280	$490,000	$424,800	$561,600	$577,500	$495,600
Number of EDUs	1,388.29	208.00	226.80	196.70	260.00	267.30	229.49
Maximum Parcel Special Tax / EDU* (Maximum Parcel Special Taxes / Number of EDUs)	$2,160	NA	NA	NA	NA	NA	NA
EDU Factor	NA	1.000	0.810	0.683	1.000	0.810	0.683
Maximum Parcel Special Tax / DU* (Maximum Parcel Special Tax / EDU x EDU Factor)	NA	$2,160	$1,750	$1,475	$2,160	$1,750	$1,475

*Amounts have been rounded to the nearest dollar.

The Maximum Parcel Special Tax per EDU is simply computed by dividing the Maximum Parcel Special Taxes by the number of EDUs. Multiplying this amount by the applicable EDU factor yields the Maximum Parcel Special Tax for Single-family Property, Townhome Property, and Condominium Property for First Series Property and Second Series Property. Therefore, the Maximum Parcel Special Taxes are weighted in proportion to the allocation of funded Eligible Improvements as shown in Section IV.C, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within SSA No. 2005-109 as required pursuant to the Act.

B. APPLICATION

Prior to the recordation of a Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of expected Dwelling Units of Single-family Property, Townhome Property, or Condominium Property for such Parcel, as determined from the Preliminary Plat, by the applicable Maximum Parcel Special Tax determined pursuant to Table 13 as increased in accordance with Section VI.C below.

Subsequent to the recordation of the Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of Dwelling Units of Single-Family Property, Townhome Property, and Condominium Property which may be constructed on such Parcel, as determined from the applicable Final Plat, by the applicable Maximum Parcel Special Tax determined pursuant to Table 13, as increased in accordance with Section VI.C below.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied escalates one and one-half percent (1.50%) annually through and including Calendar Year 2034, rounded each year to the nearest dollar. Note, that while the annual increase in the Maximum Parcel Special Tax is limited to one and one-half percent (1.50%), which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. TERM

The Maximum Parcel Special Tax shall not be levied after Calendar Year 2034 (to be collected in Calendar Year 2035).

E. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel

Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

F. OPTIONAL PREPAYMENT

The Maximum Parcel Special Tax for any Parcel may be prepaid and the obligation of the Parcel to pay the Maximum Parcel Special Tax permanently satisfied pursuant to Section A of Exhibit B attached hereto, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. The Maximum Parcel Special Tax may also be prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Consultant and in accordance with the Bond Indenture.

An owner of a Parcel intending to prepay the Maximum Parcel Special Tax, either partially or in full, shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the amount of the Special Tax Bond Prepayment or the Partial Special Tax Bond Prepayment, as applicable, for such Parcel and the date through which such amount shall be valid.

G. MANDATORY PREPAYMENT

If at any time the Consultant determines that there has been or will be a reduction in the Maximum Parcel Special Taxes as a result of an amendment to the Preliminary Plat or Final Plat, or other event which reduces the Maximum Parcel Special Taxes such that the annual debt service coverage ratio is less than one hundred ten percent (110%), then a Mandatory Special Tax Prepayment shall be calculated pursuant to Section B of Exhibit B attached hereto. Each year's annual debt service coverage ratio shall be determined by dividing (i) such year's reduced Maximum Parcel Special Taxes by (ii) the sum of the corresponding annual interest and principal payment on the Bonds, plus estimated Administrative Expenses and less estimated earnings on the Reserve Fund (as such term is defined in the Bond Indenture). As required under the Bond Indenture, the City may adopt a supplemental ordinance to provide for the levy of the Mandatory Special Tax Prepayment.

Please refer to Section VII.B below for details on the collection procedure of the Mandatory Special Tax Prepayment.

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2007 and for each following Calendar Year, the Council or its designee shall determine the Special Tax Requirement and the Maximum Parcel

Special Tax authorized by the ordinance providing for the issuance of the Bonds shall be abated as follows:

1. Prior to the Issuance of the Second Series Bonds

The Maximum Parcel Special Tax applicable to the First Series Property shall be abated each year to the extent such amounts exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel of First Series Property shall be abated in equal percentages until the Special Tax remaining equals the Special Tax Requirement. The Maximum Parcel Special Tax applicable to Second Series Property shall be abated in full.

2. Subsequent to the Issuance of the Second Series Bonds

The Maximum Parcel Special Tax applicable to all Residential Property shall be abated each year to the extent such amounts exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel of Residential Property shall be abated in equal percentages until the Special Tax remaining equals the Special Tax Requirement. Notwithstanding, if the Consultant determines there are sufficient monies available pursuant to the Bond Indenture to pay the debt service on that portion of the Second Series Bonds applicable to the Second Series Property through the third interest payment date on the Second Series Bonds next following the calculation of the Special Tax Requirement, the Maximum Parcel Special Tax applicable to Second Series Property shall be abated in full and the Maximum Parcel Special Tax for the First Series Property shall be abated pursuant to Section VII.A.1 above.

B. COLLECTION PROCESS

With the exception of the Mandatory Special Tax Prepayment, the Special Tax will be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2005-109.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a reduction in the Maximum Parcel Special Taxes such that the annual debt service coverage ratio is less than one hundred ten percent (110%). The Mandatory Special Tax Prepayment shall be levied against the property on which the reduction has or will occur. The Mandatory Special Tax Prepayment shall have the same sale and lien priorities as are provided for regular property taxes. A Mandatory Special Tax Prepayment shall not reduce the Maximum Parcel Special Tax for any Parcel.

C. ADMINISTRATIVE REVIEW

Any owner of a Parcel claiming that a calculation error has been made in the amount of the Special Tax applicable to such Parcel for any Calendar Year may send a written notice describing the error to the Consultant not later than thirty (30) days after having paid the Special Tax which is alleged to be in error. The Consultant shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such an error occurred. If the Consultant determines that an error did in fact occur and the Special Tax should be modified or changed in favor of the property owner, an adjustment shall be made in the amount of the Special Tax applicable to such Parcel in the next Calendar Year. Cash refunds shall only be made in the final Calendar Year for the Special Tax. The decision of the Consultant regarding any error in respect to the Special Tax shall be final.

VIII. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2005-109 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Maximum Parcel Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, (iv) modify the definitions of First Series Property, Second Series Property, and Preliminary Plat in the event the Preliminary Plat is amended, and (v) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

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EXHIBIT A

SPECIAL TAX ROLL

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
MAXIMUM PARCEL SPECIAL TAX SCHEDULE

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit		
	Single-family Property	Townhome Property	Condominium Property
2007	$2,160.00	$1,750.00	$1,475.00
2008	$2,192.00	$1,776.00	$1,497.00
2009	$2,225.00	$1,803.00	$1,519.00
2010	$2,258.00	$1,830.00	$1,542.00
2011	$2,292.00	$1,857.00	$1,565.00
2012	$2,326.00	$1,885.00	$1,588.00
2013	$2,361.00	$1,913.00	$1,612.00
2014	$2,396.00	$1,942.00	$1,636.00
2015	$2,432.00	$1,971.00	$1,661.00
2016	$2,468.00	$2,001.00	$1,686.00
2017	$2,505.00	$2,031.00	$1,711.00
2018	$2,543.00	$2,061.00	$1,737.00
2019	$2,581.00	$2,092.00	$1,763.00
2020	$2,620.00	$2,123.00	$1,789.00
2021	$2,659.00	$2,155.00	$1,816.00
2022	$2,699.00	$2,187.00	$1,843.00
2023	$2,739.00	$2,220.00	$1,871.00
2024	$2,780.00	$2,253.00	$1,899.00
2025	$2,822.00	$2,287.00	$1,927.00
2026	$2,864.00	$2,321.00	$1,956.00
2027	$2,907.00	$2,356.00	$1,985.00
2028	$2,951.00	$2,391.00	$2,015.00
2029	$2,995.00	$2,427.00	$2,045.00
2030	$3,040.00	$2,463.00	$2,076.00
2031	$3,086.00	$2,500.00	$2,107.00
2032	$3,132.00	$2,538.00	$2,139.00
2033	$3,179.00	$2,576.00	$2,171.00
2034	$3,227.00	$2,615.00	$2,204.00

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-300-012	336	Condominium Property	02-04-325-066	1	Townhome Property
02-04-325-002	1	Townhome Property	02-04-325-067	1	Townhome Property
02-04-325-003	1	Townhome Property	02-04-326-002	1	Townhome Property
02-04-325-004	1	Townhome Property	02-04-326-003	1	Townhome Property
02-04-325-005	1	Townhome Property	02-04-326-004	1	Townhome Property
02-04-325-007	1	Townhome Property	02-04-326-005	1	Townhome Property
02-04-325-008	1	Townhome Property	02-04-326-006	1	Townhome Property
02-04-325-009	1	Townhome Property	02-04-326-007	1	Townhome Property
02-04-325-010	1	Townhome Property	02-04-326-009	1	Townhome Property
02-04-325-012	1	Townhome Property	02-04-326-010	1	Townhome Property
02-04-325-013	1	Townhome Property	02-04-326-011	1	Townhome Property
02-04-325-014	1	Townhome Property	02-04-326-012	1	Townhome Property
02-04-325-015	1	Townhome Property	02-04-326-013	1	Townhome Property
02-04-325-017	1	Townhome Property	02-04-326-014	1	Townhome Property
02-04-325-018	1	Townhome Property	02-04-326-016	1	Townhome Property
02-04-325-019	1	Townhome Property	02-04-326-017	1	Townhome Property
02-04-325-020	1	Townhome Property	02-04-326-018	1	Townhome Property
02-04-325-022	1	Townhome Property	02-04-326-019	1	Townhome Property
02-04-325-023	1	Townhome Property	02-04-326-021	1	Townhome Property
02-04-325-024	1	Townhome Property	02-04-326-022	1	Townhome Property
02-04-325-025	1	Townhome Property	02-04-326-023	1	Townhome Property
02-04-325-027	1	Townhome Property	02-04-326-024	1	Townhome Property
02-04-325-028	1	Townhome Property	02-04-326-026	1	Townhome Property
02-04-325-029	1	Townhome Property	02-04-326-027	1	Townhome Property
02-04-325-030	1	Townhome Property	02-04-326-028	1	Townhome Property
02-04-325-032	1	Townhome Property	02-04-326-029	1	Townhome Property
02-04-325-033	1	Townhome Property	02-04-326-030	1	Townhome Property
02-04-325-034	1	Townhome Property	02-04-326-031	1	Townhome Property
02-04-325-035	1	Townhome Property	02-04-326-033	1	Townhome Property
02-04-325-037	1	Townhome Property	02-04-326-034	1	Townhome Property
02-04-325-038	1	Townhome Property	02-04-326-035	1	Townhome Property
02-04-325-039	1	Townhome Property	02-04-326-036	1	Townhome Property
02-04-325-040	1	Townhome Property	02-04-326-038	1	Townhome Property
02-04-325-042	1	Townhome Property	02-04-326-039	1	Townhome Property
02-04-325-043	1	Townhome Property	02-04-326-040	1	Townhome Property
02-04-325-044	1	Townhome Property	02-04-326-041	1	Townhome Property
02-04-325-045	1	Townhome Property	02-04-326-043	1	Townhome Property
02-04-325-047	1	Townhome Property	02-04-326-044	1	Townhome Property
02-04-325-048	1	Townhome Property	02-04-326-045	1	Townhome Property
02-04-325-049	1	Townhome Property	02-04-326-046	1	Townhome Property
02-04-325-050	1	Townhome Property	02-04-327-002	1	Townhome Property
02-04-325-051	1	Townhome Property	02-04-327-003	1	Townhome Property
02-04-325-052	1	Townhome Property	02-04-327-004	1	Townhome Property
02-04-325-054	1	Townhome Property	02-04-327-005	1	Townhome Property
02-04-325-055	1	Townhome Property	02-04-327-006	1	Townhome Property
02-04-325-056	1	Townhome Property	02-04-327-007	1	Townhome Property
02-04-325-057	1	Townhome Property	02-04-327-009	1	Townhome Property
02-04-325-059	1	Townhome Property	02-04-327-010	1	Townhome Property
02-04-325-060	1	Townhome Property	02-04-327-011	1	Townhome Property
02-04-325-061	1	Townhome Property	02-04-327-012	1	Townhome Property
02-04-325-062	1	Townhome Property	02-04-327-013	1	Townhome Property
02-04-325-064	1	Townhome Property	02-04-327-014	1	Townhome Property
02-04-325-065	1	Townhome Property	02-04-327-016	1	Townhome Property

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-327-017	1	Townhome Property	02-04-329-002	1	Townhome Property
02-04-327-018	1	Townhome Property	02-04-329-003	1	Townhome Property
02-04-327-019	1	Townhome Property	02-04-329-004	1	Townhome Property
02-04-327-020	1	Townhome Property	02-04-329-005	1	Townhome Property
02-04-327-021	1	Townhome Property	02-04-329-006	1	Townhome Property
02-04-327-023	1	Townhome Property	02-04-329-007	1	Townhome Property
02-04-327-024	1	Townhome Property	02-04-329-009	1	Townhome Property
02-04-327-025	1	Townhome Property	02-04-329-010	1	Townhome Property
02-04-327-026	1	Townhome Property	02-04-329-011	1	Townhome Property
02-04-327-028	1	Townhome Property	02-04-329-012	1	Townhome Property
02-04-327-029	1	Townhome Property	02-04-329-013	1	Townhome Property
02-04-327-030	1	Townhome Property	02-04-329-014	1	Townhome Property
02-04-327-031	1	Townhome Property	02-04-329-016	1	Townhome Property
02-04-327-033	1	Townhome Property	02-04-329-017	1	Townhome Property
02-04-327-034	1	Townhome Property	02-04-329-018	1	Townhome Property
02-04-327-035	1	Townhome Property	02-04-329-019	1	Townhome Property
02-04-327-036	1	Townhome Property	02-04-329-021	1	Townhome Property
02-04-328-002	1	Townhome Property	02-04-329-022	1	Townhome Property
02-04-328-003	1	Townhome Property	02-04-329-023	1	Townhome Property
02-04-328-004	1	Townhome Property	02-04-329-024	1	Townhome Property
02-04-328-005	1	Townhome Property	02-04-329-025	1	Townhome Property
02-04-328-007	1	Townhome Property	02-04-329-026	1	Townhome Property
02-04-328-008	1	Townhome Property	02-04-329-028	1	Townhome Property
02-04-328-009	1	Townhome Property	02-04-329-029	1	Townhome Property
02-04-328-010	1	Townhome Property	02-04-329-030	1	Townhome Property
02-04-328-012	1	Townhome Property	02-04-329-031	1	Townhome Property
02-04-328-013	1	Townhome Property	02-04-329-033	1	Townhome Property
02-04-328-014	1	Townhome Property	02-04-329-034	1	Townhome Property
02-04-328-015	1	Townhome Property	02-04-329-035	1	Townhome Property
02-04-328-017	1	Townhome Property	02-04-329-036	1	Townhome Property
02-04-328-018	1	Townhome Property	02-04-329-038	1	Townhome Property
02-04-328-019	1	Townhome Property	02-04-329-039	1	Townhome Property
02-04-328-020	1	Townhome Property	02-04-329-040	1	Townhome Property
02-04-328-022	1	Townhome Property	02-04-329-041	1	Townhome Property
02-04-328-023	1	Townhome Property	02-04-329-043	1	Townhome Property
02-04-328-024	1	Townhome Property	02-04-329-044	1	Townhome Property
02-04-328-025	1	Townhome Property	02-04-329-045	1	Townhome Property
02-04-328-027	1	Single-family Property	02-04-329-046	1	Townhome Property
02-04-328-028	1	Single-family Property	02-04-329-048	1	Townhome Property
02-04-328-029	1	Single-family Property	02-04-329-049	1	Townhome Property
02-04-328-030	1	Single-family Property	02-04-329-050	1	Townhome Property
02-04-328-031	1	Single-family Property	02-04-329-051	1	Townhome Property
02-04-328-032	1	Single-family Property	02-04-330-002	1	Townhome Property
02-04-328-033	1	Single-family Property	02-04-330-003	1	Townhome Property
02-04-328-034	1	Single-family Property	02-04-330-004	1	Townhome Property
02-04-328-035	1	Single-family Property	02-04-330-005	1	Townhome Property
02-04-328-036	1	Single-family Property	02-04-330-006	1	Townhome Property
02-04-328-037	1	Single-family Property	02-04-330-007	1	Townhome Property
02-04-328-038	1	Single-family Property	02-04-330-009	1	Townhome Property
02-04-328-039	1	Single-family Property	02-04-330-010	1	Townhome Property
02-04-328-040	1	Single-family Property	02-04-330-011	1	Townhome Property
02-04-328-041	1	Single-family Property	02-04-330-012	1	Townhome Property
02-04-328-042	1	Single-family Property	02-04-330-014	1	Townhome Property

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-330-015	1	Townhome Property	02-04-401-002	1	Townhome Property
02-04-330-016	1	Townhome Property	02-04-401-003	1	Townhome Property
02-04-330-017	1	Townhome Property	02-04-401-004	1	Townhome Property
02-04-330-018	1	Townhome Property	02-04-401-005	1	Townhome Property
02-04-330-019	1	Townhome Property	02-04-401-007	1	Townhome Property
02-04-330-021	1	Townhome Property	02-04-401-008	1	Townhome Property
02-04-330-022	1	Townhome Property	02-04-401-009	1	Townhome Property
02-04-330-023	1	Townhome Property	02-04-401-010	1	Townhome Property
02-04-330-024	1	Townhome Property	02-04-401-012	1	Townhome Property
02-04-331-002	1	Townhome Property	02-04-401-013	1	Townhome Property
02-04-331-003	1	Townhome Property	02-04-401-014	1	Townhome Property
02-04-331-004	1	Townhome Property	02-04-401-015	1	Townhome Property
02-04-331-005	1	Townhome Property	02-04-401-017	1	Townhome Property
02-04-331-007	1	Townhome Property	02-04-401-018	1	Townhome Property
02-04-331-008	1	Townhome Property	02-04-401-019	1	Townhome Property
02-04-331-009	1	Townhome Property	02-04-401-020	1	Townhome Property
02-04-331-010	1	Townhome Property	02-04-402-002	1	Townhome Property
02-04-331-011	1	Townhome Property	02-04-402-003	1	Townhome Property
02-04-331-012	1	Townhome Property	02-04-402-004	1	Townhome Property
02-04-331-014	1	Townhome Property	02-04-402-005	1	Townhome Property
02-04-331-015	1	Townhome Property	02-04-402-007	1	Townhome Property
02-04-331-016	1	Townhome Property	02-04-402-008	1	Townhome Property
02-04-331-017	1	Townhome Property	02-04-402-009	1	Townhome Property
02-04-332-001	1	Single-family Property	02-04-402-010	1	Townhome Property
02-04-332-002	1	Single-family Property	02-04-402-012	1	Townhome Property
02-04-332-003	1	Single-family Property	02-04-402-013	1	Townhome Property
02-04-333-001	1	Single-family Property	02-04-402-014	1	Townhome Property
02-04-333-002	1	Single-family Property	02-04-402-015	1	Townhome Property
02-04-333-003	1	Single-family Property	02-04-402-016	1	Townhome Property
02-04-333-004	1	Single-family Property	02-04-402-017	1	Townhome Property
02-04-333-005	1	Single-family Property	02-04-402-019	1	Townhome Property
02-04-333-006	1	Single-family Property	02-04-402-020	1	Townhome Property
02-04-333-007	1	Single-family Property	02-04-402-021	1	Townhome Property
02-04-333-008	1	Single-family Property	02-04-402-022	1	Townhome Property
02-04-333-009	1	Single-family Property	02-04-403-002	1	Townhome Property
02-04-390-002	16	Condominium Property	02-04-403-003	1	Townhome Property
02-04-390-002	16	Condominium Property	02-04-403-004	1	Townhome Property
02-04-390-003	16	Condominium Property	02-04-403-005	1	Townhome Property
02-04-390-004	16	Condominium Property	02-04-403-006	1	Townhome Property
02-04-390-005	16	Condominium Property	02-04-403-007	1	Townhome Property
02-04-390-006	16	Condominium Property	02-04-403-009	1	Townhome Property
02-04-390-007	16	Condominium Property	02-04-403-010	1	Townhome Property
02-04-390-008	16	Condominium Property	02-04-403-011	1	Townhome Property
02-04-390-009	16	Condominium Property	02-04-403-012	1	Townhome Property
02-04-390-010	16	Condominium Property	02-04-403-014	1	Townhome Property
02-04-390-011	16	Condominium Property	02-04-403-015	1	Townhome Property
02-04-390-012	16	Condominium Property	02-04-403-016	1	Townhome Property
02-04-390-013	16	Condominium Property	02-04-403-017	1	Townhome Property
02-04-390-014	16	Condominium Property	02-04-403-019	1	Townhome Property
02-04-390-015	16	Condominium Property	02-04-403-020	1	Townhome Property
02-04-390-016	16	Condominium Property	02-04-403-021	1	Townhome Property
02-04-390-017	16	Condominium Property	02-04-403-022	1	Townhome Property
02-04-400-013	40	Single-family Property	02-04-403-024	1	Townhome Property

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
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PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-403-025	1	Townhome Property	02-04-408-011	1	Single-family Property
02-04-403-026	1	Townhome Property	02-04-408-012	1	Single-family Property
02-04-403-027	1	Townhome Property	02-04-408-013	1	Single-family Property
02-04-403-029	1	Townhome Property	02-04-408-014	1	Single-family Property
02-04-403-030	1	Townhome Property	02-04-408-015	1	Single-family Property
02-04-403-031	1	Townhome Property	02-04-408-016	1	Single-family Property
02-04-403-032	1	Townhome Property	02-04-409-002	1	Single-family Property
02-04-403-033	1	Townhome Property	02-04-409-003	1	Single-family Property
02-04-403-034	1	Townhome Property	02-04-409-004	1	Single-family Property
02-04-404-002	1	Single-family Property	02-04-409-005	1	Single-family Property
02-04-404-003	1	Single-family Property	02-04-409-006	1	Single-family Property
02-04-404-004	1	Single-family Property	02-04-409-007	1	Single-family Property
02-04-404-005	1	Single-family Property	02-04-409-008	1	Single-family Property
02-04-404-006	1	Single-family Property	02-04-409-009	1	Single-family Property
02-04-404-007	1	Single-family Property	02-04-409-010	1	Single-family Property
02-04-404-008	1	Single-family Property	02-04-409-011	1	Single-family Property
02-04-404-009	1	Single-family Property	02-04-410-001	1	Single-family Property
02-04-404-010	1	Single-family Property	02-04-410-002	1	Single-family Property
02-04-404-011	1	Single-family Property	02-04-410-003	1	Single-family Property
02-04-404-012	1	Single-family Property	02-04-410-004	1	Single-family Property
02-04-404-013	1	Single-family Property	02-04-410-005	1	Single-family Property
02-04-405-001	1	Single-family Property	02-04-410-006	1	Single-family Property
02-04-405-002	1	Single-family Property	02-04-410-007	1	Single-family Property
02-04-405-003	1	Single-family Property	02-04-410-008	1	Single-family Property
02-04-405-004	1	Single-family Property	02-04-410-009	1	Single-family Property
02-04-406-003	1	Single-family Property	02-04-410-010	1	Single-family Property
02-04-406-004	1	Single-family Property	02-04-410-011	1	Single-family Property
02-04-406-005	1	Single-family Property	02-04-410-012	1	Single-family Property
02-04-406-006	1	Single-family Property	02-04-410-013	1	Single-family Property
02-04-406-007	1	Single-family Property	02-04-411-001	1	Single-family Property
02-04-406-008	1	Single-family Property	02-04-411-002	1	Single-family Property
02-04-406-009	1	Single-family Property	02-04-411-003	1	Single-family Property
02-04-406-010	1	Single-family Property	02-04-411-004	1	Single-family Property
02-04-406-011	1	Single-family Property	02-04-411-005	1	Single-family Property
02-04-407-002	1	Single-family Property	02-04-411-006	1	Single-family Property
02-04-407-003	1	Single-family Property	02-04-411-007	1	Single-family Property
02-04-407-004	1	Single-family Property	02-04-411-008	1	Single-family Property
02-04-407-005	1	Single-family Property	02-04-411-009	1	Single-family Property
02-04-407-006	1	Single-family Property	02-04-411-010	1	Single-family Property
02-04-407-007	1	Single-family Property	02-04-411-011	1	Single-family Property
02-04-407-008	1	Single-family Property	02-04-411-012	1	Single-family Property
02-04-407-009	1	Single-family Property	02-04-411-013	1	Single-family Property
02-04-407-010	1	Single-family Property	02-04-411-014	1	Single-family Property
02-04-408-001	1	Single-family Property	02-04-425-001	1	Single-family Property
02-04-408-002	1	Single-family Property	02-04-425-002	1	Single-family Property
02-04-408-003	1	Single-family Property	02-04-425-003	1	Single-family Property
02-04-408-004	1	Single-family Property	02-04-425-004	1	Single-family Property
02-04-408-005	1	Single-family Property	02-04-426-001	1	Single-family Property
02-04-408-006	1	Single-family Property	02-04-426-002	1	Single-family Property
02-04-408-007	1	Single-family Property	02-04-426-003	1	Single-family Property
02-04-408-008	1	Single-family Property	02-04-426-004	1	Single-family Property
02-04-408-009	1	Single-family Property	02-04-426-005	1	Single-family Property
02-04-408-010	1	Single-family Property	02-04-426-006	1	Single-family Property

UNITED CITY OF YORKVILLE
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PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-426-007	1	Single-family Property	02-04-451-017	1	Condominium Property
02-04-426-008	1	Single-family Property	02-04-451-018	1	Condominium Property
02-04-426-009	1	Single-family Property	02-04-452-001	1	Single-family Property
02-04-426-010	1	Single-family Property	02-04-452-002	1	Single-family Property
02-04-426-011	1	Single-family Property	02-04-452-003	1	Single-family Property
02-04-426-012	1	Single-family Property	02-04-452-004	1	Single-family Property
02-04-426-013	1	Single-family Property	02-04-452-005	1	Single-family Property
02-04-426-014	1	Single-family Property	02-04-452-006	1	Single-family Property
02-04-426-015	1	Single-family Property	02-04-452-007	1	Single-family Property
02-04-426-016	1	Single-family Property	02-04-452-008	1	Single-family Property
02-04-426-017	1	Single-family Property	02-04-452-009	1	Single-family Property
02-04-427-002	1	Single-family Property	02-04-452-010	1	Single-family Property
02-04-427-003	1	Single-family Property	02-04-452-011	1	Single-family Property
02-04-427-004	1	Single-family Property	02-04-452-012	1	Single-family Property
02-04-427-005	1	Single-family Property	02-04-452-013	1	Single-family Property
02-04-427-006	1	Single-family Property	02-04-452-014	1	Single-family Property
02-04-427-007	1	Single-family Property	02-04-452-015	1	Single-family Property
02-04-427-008	1	Single-family Property	02-04-452-016	1	Single-family Property
02-04-427-009	1	Single-family Property	02-04-452-017	1	Single-family Property
02-04-427-010	1	Single-family Property	02-04-453-001	1	Single-family Property
02-04-427-011	1	Single-family Property	02-04-453-002	1	Single-family Property
02-04-427-012	1	Single-family Property	02-04-453-003	1	Single-family Property
02-04-427-014	1	Single-family Property	02-04-453-004	1	Single-family Property
02-04-427-015	1	Single-family Property	02-04-453-005	1	Single-family Property
02-04-427-016	1	Single-family Property	02-04-453-006	1	Single-family Property
02-04-428-001	1	Single-family Property	02-04-453-007	1	Single-family Property
02-04-428-002	1	Single-family Property	02-04-453-008	1	Single-family Property
02-04-428-003	1	Single-family Property	02-04-454-005	1	Single-family Property
02-04-428-004	1	Single-family Property	02-04-454-006	1	Single-family Property
02-04-428-005	1	Single-family Property	02-04-454-006	1	Single-family Property
02-04-428-006	1	Single-family Property	02-04-454-007	1	Single-family Property
02-04-428-007	1	Single-family Property	02-04-454-008	1	Single-family Property
02-04-428-008	1	Single-family Property	02-04-454-009	1	Single-family Property
02-04-428-009	1	Single-family Property	02-04-476-001	1	Single-family Property
02-04-428-010	1	Single-family Property	02-04-476-002	1	Single-family Property
02-04-428-011	1	Single-family Property	02-04-476-003	1	Single-family Property
02-04-429-001	1	Single-family Property	02-04-476-004	1	Single-family Property
02-04-429-002	1	Single-family Property	02-04-476-005	1	Single-family Property
02-04-429-003	1	Single-family Property	02-04-476-006	1	Single-family Property
02-04-451-003	1	Condominium Property	02-04-476-007	1	Single-family Property
02-04-451-004	1	Condominium Property	02-04-476-008	1	Single-family Property
02-04-451-005	1	Condominium Property	02-04-477-001	1	Single-family Property
02-04-451-006	1	Condominium Property	02-04-477-002	1	Single-family Property
02-04-451-007	1	Condominium Property	02-04-477-003	1	Single-family Property
02-04-451-008	1	Condominium Property	02-04-477-004	1	Single-family Property
02-04-451-009	1	Condominium Property	02-04-477-005	1	Single-family Property
02-04-451-010	1	Condominium Property	02-09-100-012	104	Townhome Property
02-04-451-011	1	Condominium Property	02-09-100-014	82	Single-family Property
02-04-451-012	1	Condominium Property	02-09-100-014	104	Townhome Property
02-04-451-013	1	Condominium Property	02-09-200-005	101	Single-family Property
02-04-451-014	1	Condominium Property	02-09-200-005	5	Townhome Property
02-04-451-015	1	Condominium Property	02-09-200-010	28	Single-family Property
02-04-451-016	1	Condominium Property	02-09-200-010	102	Townhome Property

UNITED CITY OF YORKVILLE
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SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-09-400-007	9	Single-family Property	02-09-400-007	15	Townhome Property

Note: Refer to the "Maximum Parcel Special Tax Schedule" to determine the Maximum Parcel Special Tax for each Parcel Identification Number.

EXHIBIT B

PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109

PREPAYMENT FORMULA

All capitalized terms not defined in this Exhibit B shall have the meaning given to such terms in the Report.

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Pursuant to Section VI.F of the Report, the Maximum Parcel Special Tax may be prepaid and permanently satisfied under the conditions set forth therein. The Special Tax Bond Prepayment is calculated as follows.

1. Prior to the Issuance of any Bonds

The Special Tax Bond Prepayment for Residential Property prior to the issuance of any Bonds shall equal the amounts shown in Table A-1 below, subject to changes as described in Section IV.D of the Report. If at the time of the prepayment, the Parcel intending to prepay is not located within a Final Plat, the prepayment amount shall be calculated by multiplying the number of expected single-family, townhome, or condominiums Dwelling Units for such Parcel as shown on the Preliminary Plat, or applicable Final Plat by the corresponding prepayment amount per Dwelling Unit for the corresponding land use.

TABLE A-1

Land Use	Special Tax Bond Prepayment per Dwelling Unit
First Series Property	
Single-family Property	$22,977 / DU
Townhome Property	$18,611 / DU
Condominium Property	$15,693 / DU
Second Series Property	
Single-family Property	$22,977 / DU
Townhome Property	$18,611 / DU
Condominium Property	$15,693 / DU

2. First Series Property Prior to the Issuance of the Second Series Bonds

Prior to the issuance of the Second Series Bonds, the Special Tax Bond Prepayment for a Parcel means an amount equal to (a) the sum of (1) Principal,

(2) Premium, (3) Defeasance, and (4) Fees and (b) minus (1) the Reserve Fund Credit and (2) the Capitalized Interest Credit, where the terms "Principal," "Premium," "Defeasance," "Fees," "Reserve Fund Credit," and "Capitalized Interest Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and equals the quotient derived by dividing (a) the then current Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Maximum Parcel Special Taxes for First Series Property, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) of First Series Property that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds.

"Premium" means an amount equal to the Principal multiplied by the applicable redemption premium, if any, for any Bonds so redeemed with the proceeds of any such prepayment. Any applicable redemption premium shall be as set forth in the Bond Indenture.

"Defeasance" means the amount needed to pay interest on the Principal to be redeemed until the earliest redemption date for the outstanding Bonds less any Maximum Parcel Special Taxes heretofore paid for such Parcel and available to pay interest on the redemption date for the Bonds.

"Fees" equal the expenses of SSA No. 2005-109 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the lesser of the Reserve Fund Requirement (as such term is defined in the Bond Indenture) and the balance in the Reserve Fund (as such term is defined in the Bond Indenture), taking into account any prepaid Special Tax Bond Prepayments which have yet to be applied to the redemption of Bonds, multiplied by the quotient used to calculate Principal.

"Capitalized Interest Credit" shall equal the reduction in interest payable on the Bonds due to the redemption of Principal from the Special Tax Bond Prepayment from the redemption date for the Bonds redeemed from the Special Tax Bond Prepayment to the end of the capitalized interest period, as determined by the Consultant. No capitalized interest credit is given if the redemption date for the Bonds redeemed from the Special Tax Bond Prepayment is after the capitalized interest period.

3. Second Series Property Prior to the Issuance of the Second Series Bonds

Prior to the issuance of the Second Series Bonds, the Special Tax Bond Prepayment amount for a Parcel of Second Series Property shall be calculated

pursuant to the preceding Section A.1.

4. Subsequent to the Issuance of the Second Series Bonds

After the issuance of the Second Series Bonds, the Special Tax Bond Prepayment amount for a Parcel of First Series Property or Second Series Property shall be calculated pursuant to the preceding Section A.2 eliminating the reference to First Series Property when computing Principal.

The amount of any Partial Special Tax Bond Prepayment shall be computed pursuant to the preceding prepayment formula substituting the portion of the Maximum Parcel Special Tax to be prepaid for the Maximum Parcel Special Tax when computing Principal. The amount of any Special Tax Bond Prepayment or Partial Special Tax Bond Prepayment computed pursuant to this Section A shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined herein.

The sum of the amounts calculated above shall be paid t the City, deposited with the trustee, and used to pay and redeem Bonds in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. Upon the payment of the Special Tax Bond Prepayment amount to the City, the obligation to pay the portion of the Maximum Parcel Special Tax which is prepaid for such Parcel shall be deemed to be permanently satisfied, such portion of the Maximum Parcel Special Tax shall not be collected thereafter from such Parcel, and in the event the entire Maximum Parcel Special Tax is prepaid a satisfaction of special tax lien for such Parcel shall be recorded within 30 working days of receipt of the Special Tax Bond Prepayment.

B. MANDATORY PREPAYMENT

The Mandatory Special Tax Prepayment amount will be calculated using the applicable prepayment formula described in Section A above with the following modifications:

- The difference between the Maximum Parcel Special Taxes necessary for the annual debt service coverage ratio to equal one hundred ten percent (110%) and the Maximum Parcel Special Taxes computed pursuant to Section VI.G of the report shall serve as the numerator when computing Principal;
- The Maximum Parcel Special Taxes necessary for the annual debt service coverage ratio to equal 110% shall serve as the denominator when computing Principal;
- References to First Series Property shall be eliminated as applicable; and
- No Reserve Fund Credit will be given.

The amount of any Mandatory Special Tax Prepayment shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined in Section A.2 above.

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109

ALLOCATION OF EARTHWORK AND SOFT COSTS

All capitalized terms not defined in this Exhibit C shall have the meaning given to such terms in the Report.

The estimated costs for Eligible Improvements presented in Table 1 of the Report include a portion of soft costs (i.e. costs for engineering, surveying, etc.) and earthwork costs (i.e. costs for mass grading) attributable to public improvements. Below is a discussion of how the amounts of eligible soft and earthwork costs were determined for each respective category.

A. SOFT COSTS

The portion of soft costs allocable to public improvements, as shown in Table A-1 on the following page, is derived by first determining the percentage each public improvement category represents of the total land development costs. Such percentage is then multiplied by total soft costs of $3,217,755. The aggregate sum of the public improvement categories yields total soft costs of $1,345,743 that can be attributed to public improvements. The $1,345,743 is then allocated to the Residential Property, School Property, Fire Station Property, and Clubhouse Property according to the usage factors for each respective improvement category as detailed in Section C of the Report.

The soft costs allocable to the School Property, Fire Station Property, and Clubhouse Property, or $70,516, are not being funded through SSA No. 2005-109. The remaining difference of $1,275,227 of soft costs, which is attributable to the Residential Property, is not anticipated to be fully funded through SSA No. 2005-109 as shown in Table A-1 on the following page.

TABLE A-1

SOFT COST ALLOCATION

	PUBLIC IMPROVEMENT	(A) IMPROVEMENT COSTS	(B) PERCENTAGE OF TOTAL IMPROVEMENT COSTS	(C) TOTAL ALLOCABLE SOFT COSTS	(D) TOTAL ALLOCABLE SOFT COSTS FOR PUBLIC IMPROVEMENTS TO PHASE 1 PROPERTY AND PHASE 2 PROPERTY[1]	(E) ESTIMATED SOFT COSTS ALLOCABLE TO RESIDENTIAL PROPERTY[2]	(F) SOFT COSTS ANTICIPATED TO BE FINANCED BY SSA NO. 2005-109
(1)	Sanitary Sewer Facilities	$3,341,667	5.28% [3]	$169,974 [8]	$169,974	$168,382	$150,611
(2)	Water Facilities	$3,464,049	5.48% [4]	$176,199 [9]	$176,199	$168,717	$150,911
(3)	Storm Sewer Facilities	$6,607,000	10.44% [5]	$336,065 [10]	$336,065	$315,900	$281,722
(4)	Roads	$13,044,438	20.62% [6]	$663,505 [11]	$663,505	$622,228	$553,520
(5)	Other Land Development Costs	$36,799,040	58.17% [7]	$1,871,782 [12]	NA	NA	NA
(6)	**Grand Total [13]**	**$63,256,193**	**100.00%**	**$3,217,525**	**$1,345,743**	**$1,275,227**	**$1,136,764**

[1] Phase 1 Property includes First Series Property, the School Property, the Clubhouse Property, and the Fire Station Property. Phase 2 Property includes only Second Series Property., [2] Excludes all soft costs allocable to the School Property, Fire Station Property, and Clubhouse Property, [3] A1/A6, [4] A2/A6, [5] A3/A6, [6] A4/A6, [7] A5/A6, [8] B1*C1, [9] B2*C1, [10] B3*C1, [11] B4*C1, [12] B5*C1, [13] Amounts may vary due to rounding.

B. EARTHWORK

Of the $9,967,865 in total land development earthwork costs, the developer's engineer indicates $1,111,087 relates to grading of a swale/park area for drainage of the project. Based on the usage factors for allocating storm sewer usage as detailed in Section C of the Report, approximately $1,045,096 benefits the Residential Property within SSA No. 2005-109. The remaining $66,711 benefits the School Property, Fire Station Property, and Clubhouse Property.

The remaining earthwork costs (deducting the earthwork costs of the swale/park area from the total costs) of $8,856,058 are allocated to public improvements, namely public right-of-way and detention areas, on an acreage basis. The acreages for such right-of-way and detention areas are taken as a percentage of the total acreage of the project as shown in Table B-1 on the following page. Such percentages are then multiplied by the remaining earthwork costs of $8,856,058 yielding $1,781,037 attributable to the right-of-way and detention areas. (Note, the acreage of park area is not included as the earthwork costs of the park are included with the swale area. Furthermore, the project acreage does not include the detention/wetlands area south of Galena Road. It is expected the City will finance the development of this area. Such costs of development are not included in the SSA No. 2005-109 financing.) The $1,781,037 is then allocated to the Residential Property, School Property, Fire Station Property, and Clubhouse Property based on the usage factors outlined in Section C of the Report for each respective improvement use. The allocation results in $110,602 attributable to the School Property, Fire Station Property, and Clubhouse Property, and the remaining $1,670,435 attributable to Residential Property.

Aggregating the earthwork costs for public improvements that are allocable to the School Property, Fire Station Property, and Clubhouse Property, equals $177,312. The remaining earthwork costs for public improvements of $2,715,532, which is attributable to the Residential Property, is not anticipated to be fully funded through SSA No. 2005-109 as shown in Table B-2. All earthwork costs associated with the School Property, Fire Station Property, and the Clubhouse Property are not being funded through SSA No. 2005-109.

TABLE B-1

ACREAGE FOR EARTHWORK ALLOCATION

LAND USE	ACREAGE [1]	PERCENT OF TOTAL
Public right-of-way	63.17	19.10%
Private right-of-way	4.38	1.32%
Detention area	3.33	1.01%
School site	14.76	4.46%
Amenity Center	3.61	1.09%
Fire station	2.37	0.72%
Private easements	31.89	9.64%
Other	207.17	62.65%
Grand Total	330.68	100.00%

[1]Acreage does not include the detention/wetlands area south of Galena Road, the swale area, or the park area.

TABLE B-2

EARTHWORK COST ALLOCATION

	PUBLIC IMPROVEMENT	(A) ACREAGE	(B) PERCENTAGE OF TOTAL ACREAGE	(C) TOTAL ALLOCABLE EARTHWORK COSTS	(D) TOTAL ALLOCABLE EARTHWORK COSTS FOR PUBLIC IMPROVEMENTS TO PHASE 1 PROPERTY AND PHASE 2 PROPERTY[1]	(E) EARTHWORK COSTS ALLOCABLE TO RESIDENTIAL PROPERTY[2]	(F) EARTHWORK COSTS ANTICIPATED TO BE FINANCED BY SSA NO. 2005-109
	Storm Sewer Facilities						
(1)	Swale Area/Park Area	NA	NA	$1,111,807[6]	$1,111,807	$1,045,096	$876,101
(2)	Other Detention Areas	3.33	1.01%[3]	$89,129[7]	$89,129	$83,781	$70,234
(3)	Roads	63.17	19.10%[4]	$1,691,908[8]	$1,691,908	$1,586,654	$1,411,451
(4)	Other Acreage	264.18	79.89%[5]	$7,075,021[9]	NA	NA	$0
(5)	**Grand Total [10]**	**330.68**	**100.00%**	**$9,967,865**	**$2,892,844**	**$2,715,532**	**$2,357,785**

[1] Phase 1 Property includes First Series Property, the School Property, the Clubhouse Property, and the Fire Station Property. Phase 2 Property includes only Second Series Property.,
[2] Excludes all earthwork costs allocable to the School Property, Fire Station Property, and Clubhouse Property, [3] A2/A5, [4] A3/A5, [5] A4/A5, [6] Per the developer's engineer,
[7] B2*$8,856,058, [8] B3*$8,856,058, [9] B4*$8,856,058, [10] Amounts may vary due to rounding.

DAVID TAUSSIG & ASSOCIATES

EXHIBIT G

UNITED CITY OF YORKVILLE SSA NO. 2005-109

2018 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
First Series - Single Family Property						
02-04-328-027	1240	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-028	1239	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-029	1238	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-030	1237	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-031	1236	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-032	1235	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-033	1234	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-034	1233	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-035	1232	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-036	1231	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-037	1230	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-038	1229	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-039	1228	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-040	1227	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-041	1226	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-328-042	1225	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-332-001	1210	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-332-002	1211	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-332-003	1212	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-333-001	1253	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-333-002	1252	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-333-003	1251	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-333-004	1250	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-333-005	1245	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-333-006	1244	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-333-007	1243	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-333-008	1242	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-333-009	1241	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-404-002	1213	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-404-003	1214	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-404-004	1215	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-404-005	1216	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-404-006	1217	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-404-007	1218	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-404-008	1219	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-404-009	1220	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-404-010	1221	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-404-011	1222	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-404-012	1223	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-404-013	1224	SFD	1	$2,543.00	$450.46	$2,092.54

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-405-001	1249	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-405-002	1248	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-405-003	1247	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-405-004	1246	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-406-003	1093	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-406-004	1094	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-406-005	1095	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-406-006	1096	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-406-007	1097	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-406-008	1098	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-406-009	1099	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-406-010	1100	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-406-011	1101	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-407-002	1092	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-407-003	1091	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-407-004	1090	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-407-005	1089	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-407-006	1088	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-407-007	1087	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-407-008	1086	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-407-009	1085	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-407-010	1084	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-001	1131	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-002	1132	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-003	1133	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-004	1134	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-005	1135	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-006	1136	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-007	1137	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-008	1138	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-009	1123	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-010	1124	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-011	1125	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-012	1126	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-013	1127	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-014	1128	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-015	1129	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-408-016	1130	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-409-002	977	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-409-003	978	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-409-004	979	SFD	1	$2,543.00	$450.46	$2,092.54

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-409-005	980	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-409-006	981	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-409-007	982	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-409-008	983	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-409-009	984	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-409-010	985	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-409-011	986	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-410-001	1012	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-410-002	1013	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-410-003	1014	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-410-004	1015	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-410-005	1016	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-410-006	1017	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-410-007	1018	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-410-008	1019	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-410-009	1023	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-410-010	1024	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-410-011	1025	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-410-012	1026	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-410-013	1027	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-411-001	1011	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-411-002	1010	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-411-003	1009	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-411-004	1008	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-411-005	1007	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-411-006	1006	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-411-007	1005	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-411-008	1004	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-411-009	1003	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-411-010	1002	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-411-011	1001	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-411-012	1000	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-411-013	999	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-411-014	998	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-425-001	1102	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-425-002	1103	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-425-003	1104	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-425-004	1105	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-001	1116	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-002	1117	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-003	1118	SFD	1	$2,543.00	$450.46	$2,092.54

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-426-004	1119	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-005	1120	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-006	1121	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-007	1122	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-008	1106	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-009	1107	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-010	1108	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-011	1109	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-012	1110	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-013	1111	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-014	1112	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-015	1113	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-016	1114	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-426-017	1115	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-427-002	1028	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-427-003	1029	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-427-004	1030	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-427-005	1031	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-427-006	1032	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-427-007	1033	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-427-008	1034	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-427-009	1035	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-427-010	1036	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-427-011	1037	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-427-012	1038	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-427-014	1039	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-427-015	1040	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-427-016	1041	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-429-001	987	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-429-002	988	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-429-003	989	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-429-004	990	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-429-005	991	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-429-006	992	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-429-007	993	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-429-008	994	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-429-010	996	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-429-011	997	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-430-001	1022	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-430-002	1021	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-430-003	1020	SFD	1	$2,543.00	$450.46	$2,092.54

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PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-452-001	1163	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-002	1162	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-003	1161	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-004	1160	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-005	1159	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-006	1158	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-007	1157	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-008	1156	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-009	1147	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-010	1146	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-011	1145	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-012	1144	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-013	1143	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-014	1142	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-015	1141	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-016	1140	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-452-017	1139	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-453-001	1209	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-453-002	1208	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-453-003	1207	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-453-004	1206	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-453-005	1205	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-453-006	1204	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-453-007	1203	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-453-008	1202	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-454-001	1083	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-454-002	1082	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-454-003	1081	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-454-004	1080	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-454-005	1079	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-454-006	1078	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-476-001	1155	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-476-002	1154	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-476-003	1148	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-476-004	1149	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-476-005	1150	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-476-006	1151	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-476-007	1152	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-476-008	1153	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-477-001	1197	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-477-002	1198	SFD	1	$2,543.00	$450.46	$2,092.54

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PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-477-003	1199	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-477-004	1200	SFD	1	$2,543.00	$450.46	$2,092.54
02-04-477-005	1201	SFD	1	$2,543.00	$450.46	$2,092.54
		Subtotal	**207**	**$526,401.00**	**$93,245.22**	**$433,155.78**
First Series - Townhome Property						
02-04-325-002	421	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-003	422	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-004	423	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-005	424	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-007	420	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-008	419	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-009	418	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-010	417	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-012	413	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-013	414	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-014	415	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-015	416	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-017	412	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-018	411	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-019	410	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-020	409	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-022	405	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-023	406	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-024	407	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-025	408	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-027	404	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-028	403	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-029	402	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-030	401	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-032	397	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-033	389	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-034	399	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-035	400	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-037	396	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-038	395	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-039	394	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-040	393	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-042	392	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-043	391	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-044	390	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-045	389	THM	1	$2,061.00	$365.08	$1,695.92

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02-04-325-047	388	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-048	387	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-049	386	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-050	385	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-051	384	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-052	383	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-054	382	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-055	381	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-056	380	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-057	379	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-059	375	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-060	376	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-061	377	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-062	378	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-064	374	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-065	373	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-066	372	THM	1	$2,061.00	$365.08	$1,695.92
02-04-325-067	371	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-002	313	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-003	314	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-004	315	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-005	316	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-006	317	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-007	318	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-009	319	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-010	320	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-011	321	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-012	322	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-013	323	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-014	324	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-016	325	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-017	326	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-018	327	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-019	328	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-021	329	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-022	330	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-023	331	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-024	332	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-026	333	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-027	334	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-028	335	THM	1	$2,061.00	$365.08	$1,695.92

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-326-029	336	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-030	337	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-031	338	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-033	339	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-034	340	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-035	341	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-036	342	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-038	346	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-039	345	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-040	344	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-041	343	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-043	350	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-044	349	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-045	348	THM	1	$2,061.00	$365.08	$1,695.92
02-04-326-046	347	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-002	430	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-003	429	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-004	428	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-005	427	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-006	426	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-007	425	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-009	431	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-010	432	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-011	433	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-012	434	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-013	435	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-014	436	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-016	437	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-017	438	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-018	439	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-019	440	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-020	441	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-021	442	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-023	446	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-024	445	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-025	444	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-026	443	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-028	450	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-029	449	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-030	448	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-031	447	THM	1	$2,061.00	$365.08	$1,695.92

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02-04-327-033	454	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-034	453	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-035	452	THM	1	$2,061.00	$365.08	$1,695.92
02-04-327-036	451	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-002	351	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-003	352	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-004	353	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-005	354	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-007	355	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-008	356	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-009	357	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-010	358	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-012	359	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-013	360	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-014	361	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-015	362	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-017	363	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-018	364	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-019	365	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-020	366	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-022	367	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-023	368	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-024	369	THM	1	$2,061.00	$365.08	$1,695.92
02-04-328-025	370	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-002	175	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-003	176	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-004	177	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-005	178	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-006	179	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-007	180	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-009	181	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-010	182	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-011	183	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-012	184	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-013	185	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-014	186	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-016	187	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-017	188	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-018	189	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-019	190	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-021	191	THM	1	$2,061.00	$365.08	$1,695.92

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02-04-329-022	192	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-023	193	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-024	194	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-025	195	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-026	196	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-028	197	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-029	198	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-030	199	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-031	200	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-033	201	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-034	202	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-035	203	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-036	204	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-038	205	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-039	206	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-040	207	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-041	208	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-043	209	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-044	210	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-045	211	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-046	212	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-048	213	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-049	214	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-050	215	THM	1	$2,061.00	$365.08	$1,695.92
02-04-329-051	216	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-002	312	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-003	311	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-004	310	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-005	309	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-006	308	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-007	307	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-009	275	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-010	276	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-011	277	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-012	278	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-014	279	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-015	263	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-016	262	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-017	261	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-018	283	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-019	284	THM	1	$2,061.00	$365.08	$1,695.92

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-330-021	303	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-022	304	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-023	305	THM	1	$2,061.00	$365.08	$1,695.92
02-04-330-024	306	THM	1	$2,061.00	$365.08	$1,695.92
02-04-331-002	274	THM	1	$2,061.00	$365.08	$1,695.92
02-04-331-003	273	THM	1	$2,061.00	$365.08	$1,695.92
02-04-331-004	272	THM	1	$2,061.00	$365.08	$1,695.92
02-04-331-005	271	THM	1	$2,061.00	$365.08	$1,695.92
02-04-331-007	270	THM	1	$2,061.00	$365.08	$1,695.92
02-04-331-008	269	THM	1	$2,061.00	$365.08	$1,695.92
02-04-331-009	268	THM	1	$2,061.00	$365.08	$1,695.92
02-04-331-010	267	THM	1	$2,061.00	$365.08	$1,695.92
02-04-331-011	266	THM	1	$2,061.00	$365.08	$1,695.92
02-04-331-012	265	THM	1	$2,061.00	$365.08	$1,695.92
02-04-331-014	264	THM	1	$2,061.00	$365.08	$1,695.92
02-04-331-015	263	THM	1	$2,061.00	$365.08	$1,695.92
02-04-331-016	262	THM	1	$2,061.00	$365.08	$1,695.92
02-04-331-017	261	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-002	217	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-003	218	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-004	219	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-005	220	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-007	221	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-008	222	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-009	223	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-010	224	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-012	225	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-013	226	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-014	227	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-015	228	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-017	229	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-018	230	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-019	231	THM	1	$2,061.00	$365.08	$1,695.92
02-04-401-020	232	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-002	285	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-003	286	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-004	287	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-005	288	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-007	289	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-008	290	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-009	291	THM	1	$2,061.00	$365.08	$1,695.92

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-402-010	292	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-012	293	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-013	294	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-014	295	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-015	296	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-016	297	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-017	298	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-019	299	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-020	300	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-021	301	THM	1	$2,061.00	$365.08	$1,695.92
02-04-402-022	302	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-002	233	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-003	234	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-004	235	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-005	236	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-006	237	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-007	238	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-009	239	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-010	240	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-011	241	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-012	242	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-014	243	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-015	244	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-016	245	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-017	246	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-019	247	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-020	248	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-021	249	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-022	250	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-024	251	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-025	252	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-026	253	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-027	254	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-029	255	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-030	256	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-031	257	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-032	258	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-033	259	THM	1	$2,061.00	$365.08	$1,695.92
02-04-403-034	260	THM	1	$2,061.00	$365.08	$1,695.92
		Subtotal	**280**	**$577,080.00**	**$102,222.40**	**$474,857.60**

First Series - Condominium Property

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-018	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-019	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-020	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-021	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-022	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-023	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-024	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-025	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-026	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-027	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-028	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-029	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-030	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-031	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-032	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-033	1628	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-035	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-036	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-037	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-038	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-039	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-040	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-041	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-042	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-043	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-044	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-045	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-046	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-047	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-048	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-049	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-050	1629	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-052	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-053	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-054	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-055	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-056	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-057	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-058	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-059	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-060	1630	CND	1	$1,737.00	$307.68	$1,429.32

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-061	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-062	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-063	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-064	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-065	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-066	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-067	1630	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-069	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-070	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-071	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-072	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-073	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-074	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-075	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-076	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-077	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-078	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-079	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-080	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-081	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-082	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-083	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-084	1631	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-086	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-087	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-088	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-089	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-090	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-091	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-092	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-093	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-094	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-095	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-096	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-097	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-098	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-099	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-100	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-101	1632	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-228	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-229	1633	CND	1	$1,737.00	$307.68	$1,429.32

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-230	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-231	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-232	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-233	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-234	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-235	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-236	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-237	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-238	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-239	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-240	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-241	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-242	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-243	1633	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-245	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-246	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-247	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-248	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-249	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-250	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-251	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-252	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-253	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-254	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-255	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-256	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-258	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-259	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-260	1660	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-262	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-263	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-264	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-265	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-266	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-267	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-268	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-269	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-270	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-271	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-272	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-273	1659	CND	1	$1,737.00	$307.68	$1,429.32

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-274	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-275	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-276	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-277	1659	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-312	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-313	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-314	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-315	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-316	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-317	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-318	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-320	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-321	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-322	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-323	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-324	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-325	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-326	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-327	1657	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-329	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-330	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-331	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-332	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-333	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-334	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-335	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-336	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-337	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-338	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-339	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-340	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-341	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-342	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-343	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-344	1658	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-377	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-378	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-379	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-380	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-381	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-382	1656	CND	1	$1,737.00	$307.68	$1,429.32

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-383	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-384	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-385	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-386	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-387	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-388	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-389	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-390	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-391	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-392	1656	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-411	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-412	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-413	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-414	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-415	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-416	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-417	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-418	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-419	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-420	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-421	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-422	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-423	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-424	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-425	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-426	1655	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-437	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-438	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-439	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-440	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-441	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-442	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-443	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-444	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-445	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-446	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-447	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-448	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-449	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-450	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-451	1654	CND	1	$1,737.00	$307.68	$1,429.32

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-452	1654	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-479	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-480	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-481	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-482	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-483	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-484	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-485	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-486	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-487	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-488	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-489	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-490	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-491	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-492	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-493	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-494	1653	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-513	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-514	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-515	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-516	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-517	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-518	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-519	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-520	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-521	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-522	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-523	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-524	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-525	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-526	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-527	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-528	1651	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-547	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-548	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-549	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-550	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-551	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-552	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-553	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-554	1652	CND	1	$1,737.00	$307.68	$1,429.32

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-555	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-556	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-557	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-558	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-559	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-560	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-561	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-390-562	1652	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-003	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-004	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-005	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-007	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-008	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-009	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-010	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-011	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-012	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-013	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-014	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-015	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-016	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-017	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-018	1634	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-020	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-021	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-022	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-023	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-024	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-025	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-026	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-027	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-028	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-029	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-030	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-031	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-032	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-033	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-034	1635	CND	1	$1,737.00	$307.68	$1,429.32
02-04-451-035	1635	CND	1	$1,737.00	$307.68	$1,429.32
		Subtotal	**285**	**$495,045.00**	**$87,688.80**	**$407,356.20**

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy Original Amount Levied	Amount to be Abated	Amount to be Collected
		GRAND TOTALS	**772**	**$1,598,526.00**	**$283,156.42**	**$1,315,369.58**
			(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)

DTA DAVID TAUSSIG & ASSOCIATES

Public Finance
Urban Economics

5000 Birch Street
Suite 6000
Newport Beach, CA 92660
Phone (800) 969-4382

Exhibit C - Revised Scenario
SSA Taxes Paid

Ordinance No. 2019-_____

AN ORDINANCE ABATING SPECIAL SERVICE AREA TAXES FOR SPECIAL SERVICE AREA NUMBERS 2005-108 AND 2005-109 SPECIAL TAX REFUNDING BONDS, SERIES 2016 (AUTUMN CREEK PROJECT AND BRISTOL BAY I PROJECT)

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

Section 1. It is found and declared by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois (the "*City*"), as follows:

(a) The City Council adopted Ordinance No. 2006-26 on March 28, 2006 (the "*Autumn Creek 2006 Bond Ordinance*") pursuant to which: (i) the City issued $14,980,000 principal amount of Special Service Area Number 2005-108 Special Tax Bonds, Series 2006 (Autumn Creek Project) (the "*Autumn Creek 2006 Bonds*"), of the United City of Yorkville, for the purpose of paying for the costs of certain improvements benefiting the Special Service Area Number 2005-108 (the "*SSA 2005-108 Area*"); and (ii) provided for the levy of a Special Tax upon all taxable property within the SSA 2005-108 Area sufficient to pay the principal of the Autumn Creek 2006 Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and administrative expenses of the SSA 2005-108 Area for each such year.

(b) The City Council adopted Ordinance No. 2006-18 on March 14, 2006 (the "*Bristol Bay 2006 Bond Ordinance*") pursuant to which: (i) the City issued $19,000,000 principal amount of Special Service Area Number 2005-109 Special Tax Bonds, Series 2006 (Bristol Bay I Project) (the "*Bristol Bay 2006 Bonds*"), of the United City of Yorkville, for the purpose of paying for the costs of certain improvements benefiting the Special Service Area Number 2005-109 (the "*SSA 2005-109 Area*"); and (ii) provided for the

levy of a Special Tax upon all taxable property within the SSA 2005-109 Area sufficient to pay the principal of the Bristol Bay 2006 Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and administrative expenses of the SSA 2005-109 Area for each such year.

(c) The City Council adopted Ordinance No. 2016-14 on February 9, 2016, pursuant to which the City issued $28,840,000 of its Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (the "*Series 2016 Bonds*") for the purpose of refunding and defusing the entire outstanding principal amount of the Autumn Creek 2006 Bonds and the Bristol Bay 2006 Bonds. Ordinance No. 2016-14 (the "*Series 2016 Bond Ordinance*") of the City, pursuant to which the Series 2016 Bonds were issued, provided for a separate levy for payment of debt service on the Series 2016 Bonds and directed the City to adopt and file an abatement ordinance partially abating the levy of taxes for levy years 2015 and later, to be effective upon the issuance of the Series 2016 Bonds.

Section 2. There is hereby abated taxes levied pursuant to the Series 2016 Bond Ordinance in the amount of $283,520.84 as levied for SSA 2005-108 (Series 2006 Autumn Creek Project) and $419,514.16 as levied for the SSA 2005-109 (Series 2006 Bristol Bay Project) for the levy year of 2018 which amount was calculated in accordance with the Special Tax Roll and Report prepared by David Taussig & Associates, Inc.

Section 3. It is the duty of the County Clerk of Kendall County to abate paid taxes as provided in Sections 2 of this Ordinance and the amended Levy Year 2018 Special Tax Rolls attached hereto (the "*Amended Special Tax Rolls*").

Section 4. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this ordinance are repealed to the extent of such conflict. The

City Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Section 5. A copy of this Ordinance shall be filed with the County Clerk of Kendall County. The County Clerk of Kendall County is hereby directed to extend the Special Taxes.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this ____ day of _____, A.D. 2019.

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
JASON PETERSON	_____	SEAVER TARULIS	_____

Approved this _____ day of _____, 2019.

_____
Mayor

Attest:

_____
City Clerk

Exhibit D - Revised Scenario
SSA Taxes Paid

DAVID TAUSSIG & ASSOCIATES, INC.

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2005-109

ADMINISTRATION REPORT
LEVY YEAR 2018

JANUARY 15, 2019

Public Finance
Public Private Partnerships
Urban Economics

Newport Beach
Riverside
San Jose

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109

2018 ADMINISTRATION REPORT

PREPARED FOR

UNITED CITY OF YORKVILLE
800 Game Farm Road
Yorkville, IL 60560

PREPARED BY

DAVID TAUSSIG & ASSOCIATES, INC.

Corporate Office
5000 Birch Street, Suite 6000
Newport Beach, California 92660

Division Offices
Riverside, California
San Jose, California

DAVID TAUSSIG & ASSOCIATES

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Introduction

This report calculates the 2018 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Number 2005-109 ("SSA No. 2005-109") Special Tax Bonds, Series 2006 (Bristol Bay Project) (the "Series 2006 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2005-109. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2005-109. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for ad valorem property taxes.

SSA No. 2005-109 was established by Ordinance No. 2006-17 (the "Establishing Ordinance"), adopted on March 14, 2006. The Establishing Ordinance authorized SSA No. 2005-109 to provide special services, issue bonds, and levy a special tax to repay the bonds.

Authorized Special Services

The authorized special services include:

- Engineering;
- Soil testing and appurtenant work;
- Mass grading and demolition;
- Storm water management facilities;
- Storm drainage systems and storm sewers;
- Site clearing and tree removal;
- Public water facilities;
- Sanitary sewer facilities;
- Erosion control measures;
- Roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, equipment and materials necessary for the maintenance thereof;
- Landscaping, wetland mitigation and tree installation;
- Costs for land and easement acquisitions relating to any of the foregoing improvements; and
- Required tap-on and related fees for water or sanitary sewer services and other eligible costs.

Bonded Indebtedness

The Establishing Ordinance specified that not more than $10,000,000 in bonds may be issued by SSA No. 2005-109. Ordinance No. 2006-18 (the "Bond Ordinance"), adopted on March 14, 2006 approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $20,000,000 in Series 2006 Bonds. The Series 2006 Bonds were

issued in the amount of $19,000,000 in March 2006.

The Series 2006 Bonds were refunded in February 2016. Ordinance No. 2016-14 (the "2016 Bond Ordinance"), adopted on February 9, 2016 approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $34,000,000 in bonds.

United City of Yorkville Special Service Area Number 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (the "Series 2016 Bonds") were issued in February 2016 in the amount of $28,840,000. The current debt service schedule is attached hereto as Exhibit D and a brief summary of any optional redemption of bonds is contained in Section VI herein.

Special Taxes

The Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2005-109 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2016 Bonds and the administration and maintenance of SSA No. 2005-109 and is attached hereto as Exhibit F. A table of the Maximum Parcel Special Taxes is included in Section III herein.

I. Special Tax Requirement

The SSA No. 2005-109 2018 Special Tax Requirement is equal to $1,223,681. As shown in Table 1 below, the 2018 Special Tax Requirement is equal to the sum of the Series 2006 debt service for the bond year ending March 1, 2020, estimated administrative expenses, and the contingency for estimated delinquent special taxes and less the estimated 2019 bond year-end fund balances and excess reserve funds.

TABLE 1
SPECIAL SERVICE AREA NO. 2005-109
2018 SPECIAL TAX REQUIREMENT

Sources of Funds		**$1,223,681**
Prior Year Surplus/(Deficit)	$44,672	
Earnings	$0	
Special Taxes		
Billed	$1,167,220	
Delinquency Contingency	$11,790	
Uses of Funds		**($1,223,681)**
Debt Service		
Interest - 09/01/2019	($313,446)	
Interest - 03/01/2020	($313,446)	
Principal - 03/01/2020	($565,000)	
Administrative Expenses	($20,000)	
Delinquent Special Taxes	($11,790)	
Projected Surplus/(Deficit) - 03/01/2020		**$0**

II. Account Activity Summary

The Trust Indenture for the Series 2016 Bonds (the "2016 Indenture") establishes four funds and two accounts. The four funds are the Bond and Interest Fund, Reserve Fund, Administrative Expense Fund, and Rebate Fund. Within the Bond and Interest Fund is the Special Redemption Account. Within the Administrative Expense Fund is the Cost of Issuance Account. A diagram of the funds and accounts is included herein as Exhibit A.

Money held in any of the funds and accounts can be invested at the direction of the City and in conformance with the limitations set forth in the 2016 Indenture. Investment interest earnings, if any, will generally be applied to the fund or account for which the investment is made. Diagrams of the application of special taxes and earnings are attached as Exhibits B and C, respectively.

A summary of account activity for the twelve months ending August 31, 2018 is shown in Table 2 on the following page.

TABLE 2
SPECIAL SERVICE AREA NO. 2005-108
AND SPECIAL SERVICE AREA NO. 2005-109, SERIES 2016
TRANSACTION SUMMARY

	ADMINISTRATIVE EXPENSE FUND	RESERVE FUND	BOND AND INTEREST FUND	SPECIAL REDEMPTION FUND
SOURCES OF FUNDS - ACTUAL				
Beginning Balance - 09/01/2017	$9,306	$2,483,467	$1,173,765	$782
Earnings	$363	$24,910	$7,412	$130
Special Taxes				
Prior Year(s)	$0	$0	$829,476	$0
Levy Year 2017				
SSA No. 2005-108	$0	$0	$617,588	$0
SSA No. 2005-109	$0	$0	$826,934	$0
Miscellaneous	$0	$0	$0	$0
USES OF FUNDS - ACTUAL				
Account Transfers	$0	($31,210)	$99,185	($67,975)
Administrative Expense Transfers				
Fiscal Year 2017 Prefunding	$53,194	$0	($53,194)	$0
Fiscal Year 2017 Budget	$300	$0	$0	($300)
Debt Service				
SSA No. 2005-108				
Interest - 09/01/2017	$0	$0	($214,868)	$0
Interest - 03/01/2018	$0	$0	($214,868)	$0
Principal - 03/01/2018	$0	$0	($328,000)	$0
SSA No. 2005-109				
Interest - 09/01/2017	$0	$0	($329,001)	$0
Interest - 03/01/2018	$0	$0	($329,001)	$0
Principal - 03/01/2018	$0	$0	($502,000)	$0
Bond Redemptions/Prepayments				
Receipts	$0	$0	$0	$67,846
Principal Redemption	$0	$0	($72,000)	$0
Redemption Premium	$0	$0	($1,440)	$0
Refund to Property Owners	$0	$0	($3,411)	$0
Administrative Expenses				
SSA No. 2005-108 and 2005-109	($33,473)	$0	$0	$0
Ending Balance - 08/31/2018	**$29,690**	**$2,477,167**	**$1,506,579**	**$483**

The calculation of the estimated 2019 bond year-end fund balances and excess reserve funds is shown in Table 3 below.

TABLE 3
SPECIAL SERVICE AREA NO. 2005-108
AND SPECIAL SERVICE AREA NO. 2005-109
ESTIMATED 2019 BOND YEAR-END FUND BALANCES
SEPTEMBER 1, 2018 – MARCH 1, 2019

	ADMINISTRATIVE EXPENSE FUND	RESERVE FUND	BOND AND INTEREST FUND	SPECIAL REDEMPTION FUND
SOURCES OF FUNDS - PROJECTED				
Beginning Balance - 08/31/2018	$29,690	$2,477,167	$1,506,579	$483
Earnings	$0	$288	$0	$0
Special Taxes				
SSA No. 2005-108	$0	$0	$166,423	$0
SSA No. 2005-109	$0	$0	$363,428	$0
USES OF FUNDS - PROJECTED				
Account Transfers	$0	($1,215)	$1,215	$0
Administrative Expense Transfers				
Levy Year 2018 Prefunding	$20,000	$0	($20,000)	$0
Levy Year 2017 Budget	$0	$0	$0	$0
Debt Service				
SSA No. 2005-108				
Interest - 09/01/2018	$0	$0	($208,530)	$0
Principal - 03/01/2019	$0	$0	($349,000)	$0
Interest - 03/01/2019	$0	$0	($208,530)	$0
SSA No. 2005-109				
Interest - 09/01/2018	$0	$0	($321,471)	$0
Principal - 03/01/2019	$0	$0	($535,000)	$0
Interest - 03/01/2019	$0	$0	($321,471)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0	$0	$0
Redemption Premium	$0	$0	$0	$0
Administrative Expenses				
Remaining Levy Year 2017 Expenses	($19,500)	$0	$0	$0
Ending Balance - 03/01/2019	$30,190	$2,476,240	$73,644	$483
Reserve Fund Requirement	$0	($2,476,240)	$0	$0
Funds Not Eligible for Levy Surplus	($30,190)	$0	$0	($483)
Projected Surplus/(Deficit) 03/01/2019	**$0**	**$0**	**$73,644**	**$0**

III. Maximum, Abated, and Extended Special Taxes

Pursuant to the Special Tax Roll and Report, the 2018 Maximum Parcel Special Taxes equal $1,598,526. For purposes of the Abatement Ordinance, subtracting the 2018 Special Tax Requirement of $1,179,012, results in an abatement of $419,514. In accordance with the Special Tax Roll and Report the Maximum Parcel Special Tax applicable to each Parcel in SSA 2005-109 is abated in equal percentages until the special tax remaining equals the Special Tax Requirement.

The maximum, abated, and extended special tax for each special tax classification is shown in Table 4 below. The Amended Special Tax Roll, which lists the maximum, abated, and extended special tax for each parcel, is attached as Exhibit G. Note, the special tax levy and abatement have been adjusted to reconcile with the special taxes set forth in the bond ordinance.

TABLE 4
SPECIAL SERVICE AREA NO. 2005-109
MAXIMUM, ABATED AND EXTENDED SPECIAL TAXES

Special Tax Classification	Maximum Parcel Special Tax	Abated Special Tax	Extended Special Tax
First Series			
Single Family Dwelling Unit	$2,543.00	$667.38	$1,875.62
Single Family Dwelling Unit - Prepaid	$2,543.00	$2,543.00	$0.00
Townhome Dwelling Unit	$2,061.00	$540.88	$1,520.12
Townhome Dwelling Unit - Prepaid	$2,061.00	$2,061.00	$0.00
Condominium Dwelling Unit	$1,737.00	$455.86	$1,281.14
Condominium Dwelling Unit - Prepaid	$1,737.00	$1,737.00	$0.00

A comparison of the maximum and extended special tax amounts for 2018 and 2017 is shown in Table 5 below.

TABLE 5
SPECIAL SERVICE AREA NO. 2005-109
COMPARISON OF MAXIMUM AND EXTENDED SPECIAL TAXES

Special Tax Classification	Levy Year 2018	Levy Year 2017	Percentage Change
Maximum Parcel Special Tax - First Series			
Single Family Dwelling Unit	$ 2,543.00	$ 2,505.00	1.5%
Townhome Dwelling Unit	$ 2,061.00	$ 2,031.00	1.5%
Condominium Dwelling Unit	$ 1,737.00	$ 1,711.00	1.5%
Extended Special Tax - First Series			
Single Family Dwelling Unit	$ 1,875.62	$ 1,893.42	-0.9%
Townhome Dwelling Unit	$ 1,520.12	$ 1,535.14	-1.0%
Condominium Dwelling Unit	$ 1,281.14	$ 1,293.28	-0.9%

The schedule of the remaining SSA No. 2005-109 Maximum Parcel Special Taxes is shown in Table 6 on the following page. The Maximum Parcel Special Taxes escalate one and one-half percent (1.50%) annually through 2034.

TABLE 6
SPECIAL SERVICE AREA NO. 2005-109
MAXIMUM PARCEL SPECIAL TAXES

Levy Year	Collection Year	Aggregate	Per Unit		
			Single Family	Townhome	Condominium
2018	2019	$1,598,526	$2,543	$2,061	$1,737
2019	2020	$1,263,309	$2,581	$2,092	$1,763
2020	2021	$1,282,144	$2,620	$2,123	$1,789
2021	2022	$1,301,296	$2,659	$2,155	$1,816
2022	2023	$1,320,706	$2,699	$2,187	$1,843
2023	2024	$1,340,433	$2,739	$2,220	$1,871
2024	2025	$1,360,418	$2,780	$2,253	$1,899
2025	2026	$1,380,720	$2,822	$2,287	$1,927
2026	2027	$1,401,597	$2,864	$2,321	$1,956
2027	2028	$1,422,474	$2,907	$2,356	$1,985
2028	2029	$1,443,926	$2,951	$2,391	$2,015
2029	2030	$1,465,378	$2,995	$2,427	$2,045
2030	2031	$1,487,405	$3,040	$2,463	$2,076
2031	2032	$1,509,749	$3,086	$2,500	$2,107
2032	2033	$1,532,351	$3,132	$2,538	$2,139
2033	2034	$1,555,270	$3,179	$2,576	$2,171
2034	2035	$1,578,764	$3,227	$2,615	$2,204

IV. Prior Year Special Tax Collections

The SSA No. 2005-109 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general ad valorem property taxes. The City may provide for other means of collecting the special tax, if necessary to meet the financial obligations of SSA No. 2005-109.

2017 Special Tax Receipts

As of January 15, 2019, SSA No. 2005-109 2017 special tax receipts totaled $1,190,362. There are no delinquent special taxes.

Tax Sales and Foreclosures

The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the special tax. The City is not currently pursuing any foreclosure actions.

Twenty (20) parcels were presented for tax sale at the Kendall County Annual Tax Sale on October 25, 2018. Delinquent special taxes in the amount of $25,533 were sold for twenty (20) of the delinquent parcels.

V. Development Status

SSA No. 2005-109 is comprised of four hundred sixty-eight (468) single family homes, six hundred twenty-four (624) condominium units, and six hundred and ten (610) townhomes, which is consistent with the original projections. An aerial map of SSA No. 2005-109 is attached as Exhibit E. The number of units in each plat is summarized in Table 7 below.

TABLE 7
SPECIAL SERVICE AREA NO. 2005-109
LAND USE SUMMARY

Plat	Recorded	Land Use	Number of Units
Unit 1	Yes	Condominium	288
Unit 2	Yes	Townhome	142
Unit 3	Yes	Townhome	138
Unit 4	Yes	Single Family	44
Unit 5	Yes	Single Family	76
Unit 6	Yes	Single Family	51
Unit 7	Yes	Single Family	37
Second Series	No	Condominium	336
Second Series	No	Townhome	260
Second Series	No	Single Family	330
Total			**1,702**

Equalized Assessed Value

The 2017 equalized assessed value was $28,775,950. The average assessed value per developed single-family dwelling unit equals $66,124. The average assessed value per developed townhome dwelling unit equals $40,815. The average assessed value per developed condominium dwelling unit equals $21,647.

VI. Outstanding Bonds

The SSA No. 2005-109 portion of the Series 2016 Bonds issued in February 2016 was $17,431,000. As of September 2, 2018, the outstanding principal was $16,461,000. The current debt schedule adjusted for early redemptions from special tax prepayments is attached herein as Exhibit D.

Bond Redemptions from Special Tax Prepayments

As a result of special tax prepayments received from property owners, $68,000 of the Series 2006 Bonds have been redeemed as shown in Table 8 below.

TABLE 8
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL MANDATORY BOND REDEMPTIONS
FROM SPECIAL TAX PREPAYMENTS

Redemption Date	Bonds Redeemed
June 1, 2007	$20,000
September 1, 2008	$20,000
September 1, 2015	$28,000
Total Redeemed	**$68,000**

Special Tax Prepayments

The SSA No. 2005-109 Maximum Parcel Special Tax may be prepaid and permanently satisfied, or prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture. The prepayment calculation formula is set forth in the Special Tax Roll and Report.

To-date, the Maximum Parcel Special Tax has been prepaid in full for one (1) single family dwelling unit and for three (3) condominium dwelling units. No partial prepayments have been received.

VII. Equalized Assessed Value and Value to Lien Ratio

The SSA No. 2005-109 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 9 below.

TABLE 9
SPECIAL SERVICE AREA NO. 2005-109
EQUALIZED ASSESSED VALUE AND VALUE TO LIEN RATIO

2017 Equalized Assessed Value[1]	2017 Appraised Value[2]	Outstanding Bonds[3]	Value to Lien Ratio
$28,775,950	$86,327,850	$16,461,000	5.24:1

1 Estimated equalized assessed value provided by Kendall County.
2 Based on three times the equalized assessed value of the special service area.
3 As of September 2, 2018.

VIII. Ad Valorem Property Tax Rates

The 2017 general ad valorem tax rates for SSA No. 2005-109 are shown in Table 12 below.

TABLE 12
SPECIAL SERVICE AREA NO. 2005-109
2017 AD VALOREM PROPERTY TAX RATES

City Rates[5]		**0.647030%**
Corporate	0.204900%	
Bonds and Interest	0.000000%	
I.M.R.F.	0.000000%	
Police Protection	0.200250%	
Police Pension	0.196900%	
Garbage	0.000000%	
Audit	0.006140%	
Liability Insurance	0.008180%	
Social Security/IMRF	0.030660%	
School Crossing Guard	0.000000%	
Unemployment Insurance	0.000000%	
Road and Bridge Transfer	0.000000%	
Kendall Township[5]		**10.175050%**
County	0.708790%	
Bristol-Kendall Fire Protection District	0.742510%	
Forest Preserve	0.175210%	
Junior College #516	0.551350%	
Yorkville Library	0.299360%	
Yorkville/Bristol Sanitary District	0.000000%	
Kendall Township	0.099690%	
Kendall Road District	0.253750%	
School District CU-115	7.344390%	
Total Tax Rate		**10.822080%**

4 Source: Kendall County, for Tax Codes BR005, BR066, and BR079.

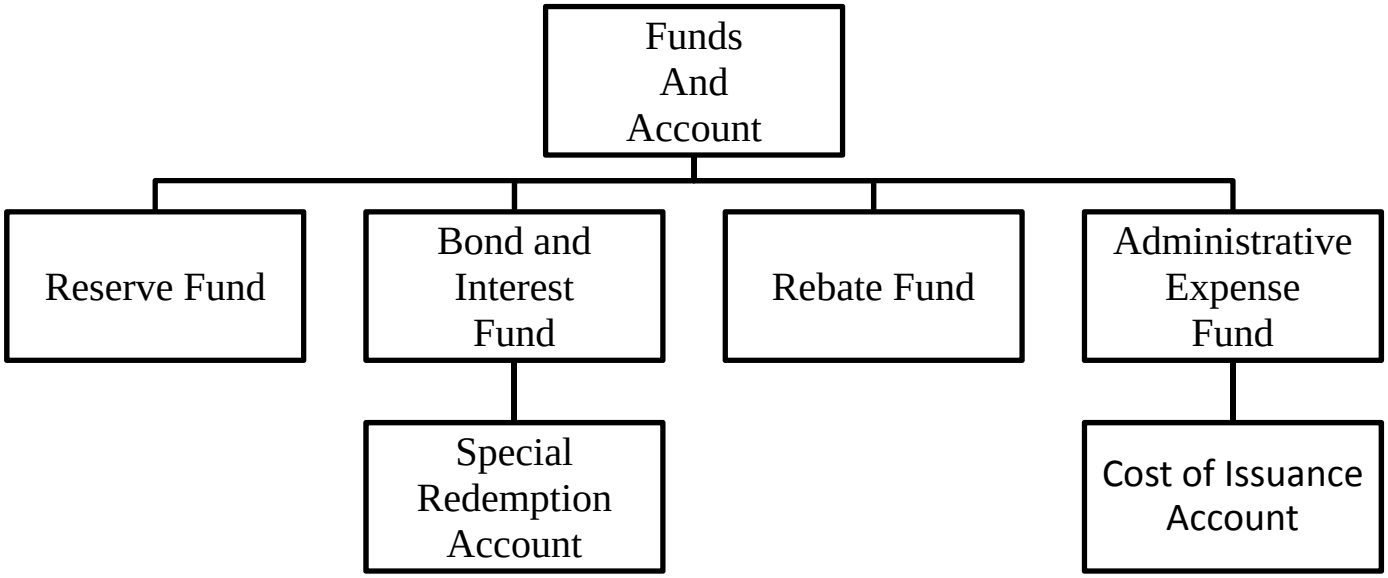
DAVID TAUSSIG & ASSOCIATES

EXHIBIT A

UNITED CITY OF YORKVILLE SSA NO. 2005-109

FUNDS AND ACCOUNTS

United City of Yorkville
Special Service Area No. 2005-108 and 2005-109
Funds and Accounts



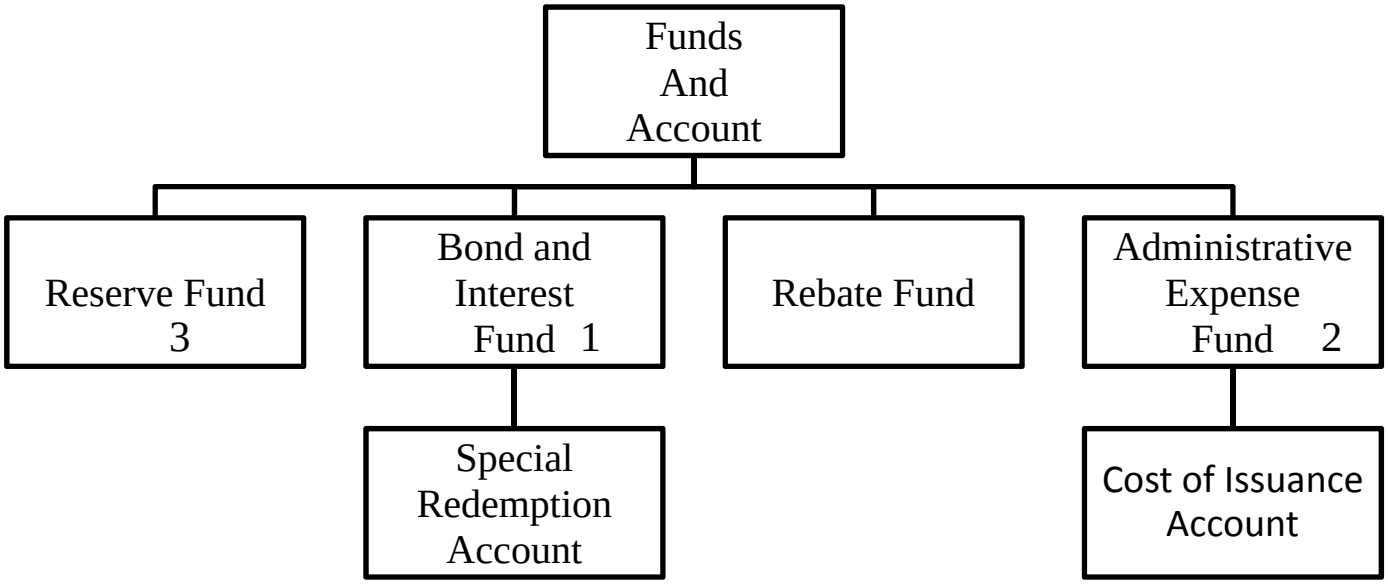
DAVID TAUSSIG & ASSOCIATES

EXHIBIT B

UNITED CITY OF YORKVILLE SSA NO. 2005-109

APPLICATION OF SPECIAL TAX

United City of Yorkville
Special Service Area No. 2005-108 and 2005-109
Application of Special Tax[1]



1. Special Tax applied in sequence shown.

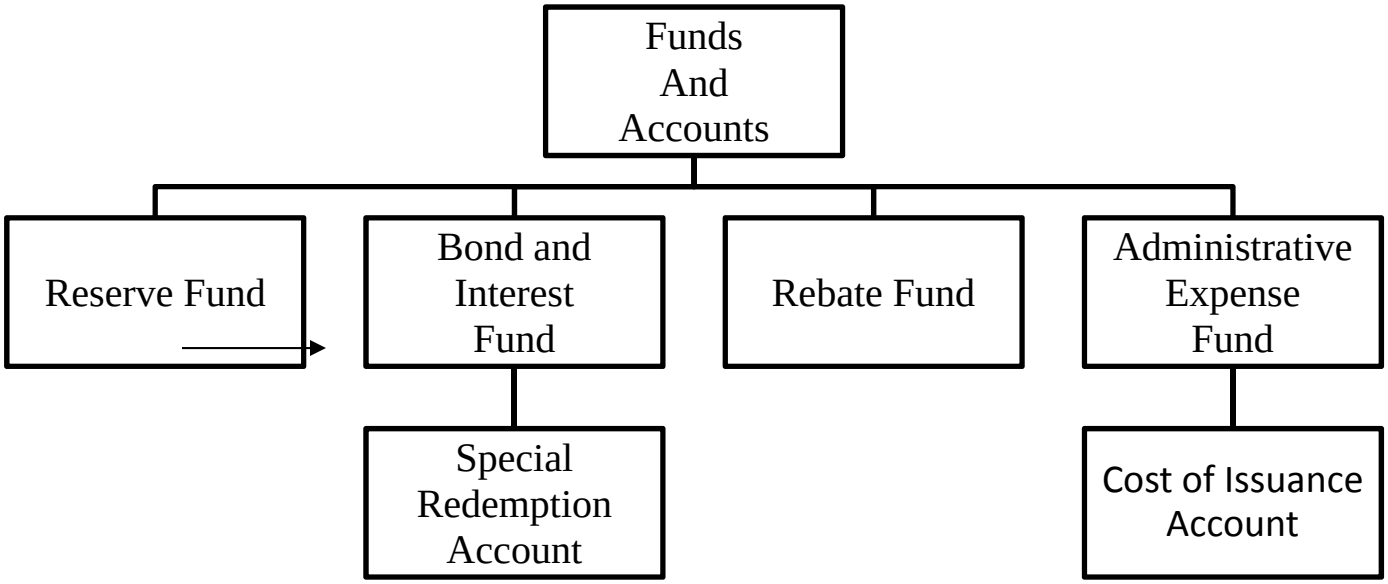
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EXHIBIT C

UNITED CITY OF YORKVILLE SSA NO. 2005-109

APPLICATION OF EARNINGS

United City of Yorkville
Special Service Area No. 2005-108 and 2005-109
Application of Earnings[1]



1. Earnings remain in fund or account from which they accrued unless otherwise indicated.

DAVID TAUSSIG & ASSOCIATES

EXHIBIT D

UNITED CITY OF YORKVILLE SSA NO. 2005-109

DEBT SERVICE SCHEDULE

DAVID TAUSSIG & ASSOCIATES

UNITED CITY OF YORKVILLE COMMUNITY FACILITIES DISTRICT NO. 2005-109 DEBT SERVICE SCHEDULE				
YEAR ENDING (3/1)	PAYMENT DATE	PRINCIPAL	INTEREST	DEBT SERVICE
2017	9/1/2016	$0	$339,754	$339,754
2017	3/1/2017	$468,000	$336,021	$804,021
2018	9/1/2017	$0	$329,001	$329,001
2018	3/1/2018	$502,000	$329,001	$831,001
2019	9/1/2018	$0	$321,471	$321,471
2019	3/1/2019	$535,000	$321,471	$856,471
2020	9/1/2019	$0	$313,446	$313,446
2020	3/1/2020	$565,000	$313,446	$878,446
2021	9/1/2020	$0	$304,971	$304,971
2021	3/1/2021	$601,000	$304,971	$905,971
2022	9/1/2021	$0	$295,956	$295,956
2022	3/1/2022	$638,000	$295,956	$933,956
2023	9/1/2022	$0	$288,379	$288,379
2023	3/1/2023	$671,000	$288,379	$959,379
2024	9/1/2023	$0	$279,573	$279,573
2024	3/1/2024	$707,000	$279,573	$986,573
2025	9/1/2024	$0	$269,851	$269,851
2025	3/1/2025	$743,000	$269,851	$1,012,851
2026	9/1/2025	$0	$258,706	$258,706
2026	3/1/2026	$786,000	$258,706	$1,044,706
2027	9/1/2026	$0	$246,425	$246,425
2027	3/1/2027	$828,000	$246,425	$1,074,425
2028	9/1/2027	$0	$232,970	$232,970
2028	3/1/2028	$876,000	$232,970	$1,108,970
2029	9/1/2028	$0	$211,070	$211,070
2029	3/1/2029	$940,000	$211,070	$1,151,070
2030	9/1/2029	$0	$187,570	$187,570
2030	3/1/2030	$1,006,000	$187,570	$1,193,570
2031	9/1/2030	$0	$162,420	$162,420
2031	3/1/2031	$1,076,000	$162,420	$1,238,420
2032	9/1/2031	$0	$135,520	$135,520
2032	3/1/2032	$1,148,000	$135,520	$1,283,520
2033	9/1/2032	$0	$106,820	$106,820
2033	3/1/2033	$1,227,000	$106,820	$1,333,820
2034	9/1/2033	$0	$82,280	$82,280
2034	3/1/2034	$1,300,000	$82,280	$1,382,280
2035	9/1/2034	$0	$56,280	$56,280
2035	3/1/2035	$1,369,000	$56,280	$1,425,280
2036	9/1/2035	$0	$28,900	$28,900
2036	3/1/2036	$1,445,000	$28,900	$1,473,900
TOTALS		$17,431,000	$8,898,990	$26,329,990
Outstanding Principal as of 09/02/2018				$16,461,000

DAVID TAUSSIG & ASSOCIATES

EXHIBIT E

UNITED CITY OF YORKVILLE SSA NO. 2005-109

AERIAL EXHIBIT OF SSA BOUNDARIES


United City of Yorkville
SSA 2005-109
Illinois Route 47
Bertram Dr
Pensacola St
Rosenwinkle St
Galena Rd
© 2008 Tele Atlas
Google
41°42'13.57" N
88°25'57.74" W
elev 199 m
Oct 11, 2007
Eye alt 2.46 km

DAVID TAUSSIG & ASSOCIATES

EXHIBIT F

UNITED CITY OF YORKVILLE SSA NO. 2005-109

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2005-109

SPECIAL TAX ROLL AND REPORT

Prepared for

UNITED CITY OF YORKVILLE
800 Game Farm Road
Yorkville, IL 60560
(630) 553-7575

Prepared by

DAVID TAUSSIG & ASSOCIATES, INC.
1301 Dove Street, Suite 600
Newport Beach, CA 92660
(949) 955-1500

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
(BRISTOL BAY)

SPECIAL TAX ROLL AND REPORT
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I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. 2006-17 passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on March 14, 2006 in connection with the proceedings for Special Service Area Number 2005-109 (hereinafter referred to as "SSA No. 2005-109"), this Special Tax Roll and Report of SSA No. 2005-109 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

"Act" means the Special Service Area Tax Act, being 35 ILCS 200/27-5 et seq., as amended.

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2005-109 and the Bonds as determined by the City or its designee: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the fiscal agent and/or trustee for any Bonds; the costs of the fiscal agent and/or trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or designee in applying for and maintaining ratings of the Bonds; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs associated with the release of funds from any escrow account or funds held pursuant to the Bond Indenture; and any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement, or other investment of funds held under the Bond Indenture. Administrative Expenses shall also include amounts advanced by the City for any administrative purpose of SSA No. 2005-109 including the costs of computing Special Tax Bond Prepayment amounts, recording of lien satisfaction or other notices related to a Special Tax Bond Prepayment or Mandatory Special Tax Prepayment, discharge or satisfaction of Special Taxes; the administrative costs associated with upgrading the software utilized by Kendall County relating to the Special Tax; and the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing.

"Bond Indenture" means the trust indenture and any supplemental indentures between the City and the trustee named therein authorizing the issuance of the Bonds.

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA

No. 2005-109, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements authorized pursuant to the Establishing Ordinance.

"Calendar Year" means the twelve-month period starting January 1 and ending December 31.

"City" means the United City of Yorkville, County of Kendall, State of Illinois.

"Clubhouse Property" means the property within the boundaries of SSA No. 2005-109 on which the clubhouse facility has been, may be, or is anticipated to be constructed as determined from Unit 5.

"Condominium Property" means all Parcels within the boundaries of SSA No. 2005-109 on which condominium Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

"Consultant" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2005-109.

"Council" means the City Council of the United City of Yorkville, having jurisdiction over SSA No. 2005-109.

"County" means the County of Kendall, State of Illinois.

"Dwelling Unit" or "DU" means a residential dwelling unit.

"Final Plat" means a final plat of subdivision approved by the City and recorded with the County which creates individual single-family home lots, townhome lots, and/or condominium lots.

"Fire Station Property" means the property adjacent to the boundaries of SSA No. 2005-109 on which a fire station has been, may be, or is anticipated to be constructed on Lot 1685 of Unit 1.

"First Series Bonds" means the first series of Bonds issued for SSA No. 2005-109.

"First Series Property" means the following: the Single-family Property comprising Unit 4, Unit 5, Unit 6, and Unit 7 (two hundred eight (208) Dwelling Units), the Townhome Property comprising Unit 2 and Unit 3 (two hundred eighty (280) Dwelling Units), and the Condominium Property comprising Unit 1 (two hundred eighty-eight (288) Dwelling Units).

"Mandatory Special Tax Prepayment" means the Special Tax Bond Prepayment required upon pursuant to Section VI.G herein and calculated pursuant to Exhibit B herein.

"Maximum Parcel Special Tax" means the maximum special tax, determined in accordance with Section VI that can be collected by the City in any Calendar Year on any Parcel.

"Maximum Parcel Special Taxes" means the amount determined by multiplying the actual or anticipated number of Single-family Property Dwelling Units, Townhome Property Dwelling Units, and Condominium Property Dwelling Units, in accordance with Section VI.B, by the applicable Maximum Parcel Special Tax.

"Parcel" means a lot, parcel, and/or other interest in real property within the boundaries of SSA No. 2005-109 to which a permanent index number ("PIN") is assigned as determined from a PIN Map or the County assessment roll.

"Partial Special Tax Bond Prepayment" means that amount required to partially prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein.

"PIN Map" means an official map of the Kendall County Mapping Department or other authorized County official designating lots, parcels, and/or other interests in real property by permanent index number.

"Preliminary Plat" means the preliminary subdivision plat for SSA No. 2005-109 approved by the City.

"Residential Property" means all Parcels within the boundaries of SSA No. 2005-109 on which Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Preliminary Plat or applicable Final Plat.

"School Property" means the property adjacent to the boundaries of SSA No. 2005-109 on which a proposed elementary school has been, may be, or is anticipated to be constructed as determined from Unit 6.

"Second Series Bonds" means the second series of Bonds issued for SSA No. 2005-109 (exclusive of any refunding Bonds).

"Second Series Property" means all Single-family Property, Townhome Property, and Condominium Property, exclusive of First Series Property. Such Single-family Property, Townhome Property, and Condominium Property consists, respectively, of lots 1041-1077, 1164-1177, 1179-1195 and 1253-1444 (two hundred sixty (260) Dwelling Units); lots 455-784 (three hundred thirty (330) Dwelling Units); and lots 1645-1665 (three hundred thirty-six (336) Dwelling Units) as shown on the Preliminary Plat dated January 15, 2005, and last revised on March 15, 2005. The lot numbers applicable to Second Series Property may be revised as determined by the Consultant in accordance with a revision to the Preliminary Plat, provided that any reduction in the Dwelling Units for Single-family Property, Townhome Property, or Condominium Property may result in a Mandatory Special Tax Prepayment.

"Single-family Property" means all Parcels within the boundaries of SSA No. 2005-109 on which single-family Dwelling Units have been, may be, or are anticipated to be

constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

"Special Tax" means the special tax to be extended in each Calendar Year on each Parcel.

"Special Tax Bond Prepayment" means that amount required to prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein in order to fully release the lien of the Maximum Parcel Special Tax.

"Special Tax Requirement" means that amount determined by the City or its designee as required in any Calendar Year to pay: (1) the Administrative Expenses, (2) debt service on any Bonds, (3) reasonably anticipated delinquent Special Taxes, (4) any amount required to replenish any reserve fund established in connection with such Bonds, (5) the costs of credit enhancement and fees for instruments that serve as the basis of a reserve fund in lieu of cash related to any such Bonds, and less (6) available funds as directed under the Bond Indenture.

"Special Tax Roll" means the Special Tax Roll included herein as Exhibit A, as may be amended pursuant to Section VI.E.

"Townhome Property" means all Parcels within the boundaries of SSA No. 2005-109 on which townhome Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

"Unit 1" means the Final Plat within SSA No. 2005-109 designated as Unit 1 recorded on December 21, 2005.

"Unit 2" means the Final Plat within SSA No. 2005-109 designated as Unit 2 recorded on December 21, 2005.

"Unit 3" means the Final Plat within SSA No. 2005-109 designated as Unit 3 recorded on December 21, 2005.

"Unit 4" means the Final Plat within SSA No. 2005-109 designated as Unit 4 recorded on December 21, 2005.

"Unit 5" means the Final Plat within SSA No. 2005-109 designated as Unit 5 recorded on December 21, 2005.

"Unit 6" means the Final Plat within SSA No. 2005-109 designated as Unit 6 recorded on December 21, 2005.

"Unit 7" means the Final Plat within SSA No. 2005-109 designated as Unit 7 recorded on December 21, 2005.

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA NO. 2005-109

SSA No. 2005-109 consists of approximately two hundred forty-three (243) acres of land generally located in the northeast quadrant of the State Route 47 and Galena Road intersection, and approximately two hundred sixty-six (266) acres of land generally located in the southeast quadrant of State Route 47 and Galena Road intersection, the legal description for which is attached as Exhibit C of the Establishing Ordinance.

B. ANTICIPATED LAND USES

SSA No. 2005-109 is anticipated to consist of four hundred sixty-eight (468) single-family Dwelling Units (i.e., single-family homes), six hundred ten (610) townhome Dwelling Units, and six hundred twenty-four (624) condominium Dwelling Units.

IV. SPECIAL SERVICES

SSA No. 2005-109 has been established to finance certain special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth below.

A. GENERAL DESCRIPTION

1. ELIGIBLE IMPROVEMENTS

The special services that are eligible to be financed by SSA No. 2005-109 consist of certain public improvements with appurtenances and appurtenant work in connection therewith necessary to serve SSA No. 2005-109 (hereinafter referred to as the "Eligible Improvements"). The Eligible Improvements are generally described as follows: the acquisition, construction and installation of public improvements including, but not limited to:

- City owned sanitary sewer facilities, water facilities, road facilities, storm sewer facilities, public parks and park improvements, including, but not limited to, engineering, surveying, soil testing and appurtenant work, mass grading and demolition, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, paths and related street improvements, and equipment and materials necessary for the maintenance thereof, landscaping, wetland mitigation, public park improvements and tree installation, costs for land and

easement acquisitions or dedications relating to any of the foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs.

2. SSA NO. 2005-109 FUNDED IMPROVEMENTS

- SSA No. 2005-109 is anticipated to fund certain on-site and off-site public facilities, subject to the alternatives, modifications, and/or substitutions as described in Section IV. D below.

B. ESTIMATED COSTS

The estimated costs for the Eligible Improvements and the amounts anticipated to be financed by SSA No. 2005-109 are presented in Table 1 on the following page. The costs anticipated to be financed by SSA No. 2005-109 do not include any costs allocated to the School Property, Clubhouse Property, or Fire Station Property. Therefore, these facilities will be exempt from the Special Tax.

TABLE 1

ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS

PUBLIC IMPROVEMENT	TOTAL COSTS			COSTS ANTICIPATED TO BE FINANCED BY SSA NO. 2005-109	
	GRAND TOTAL COSTS [1]	ALLOCABLE TO PHASE 1 [2] PROPERTY	ALLOCABLE TO PHASE 2 [3] PROPERTY	FIRST SERIES BONDS	SECOND SERIES BONDS
Sanitary Sewer Facilities					
Hard Costs	$3,661,667	$1,684,171	$1,977,496	$1,477,064	$1,767,483
Soft Costs	$169,974	$78,179	$91,795	$68,565	$82,046
Water Facilities					
Hard Costs	$3,796,287	$1,814,589	$1,981,698	$1,480,202	$1,771,239
Water Connection Fees	$3,347,040	$1,522,370	$1,824,670	$1,362,912	$1,630,887
Soft Costs	$176,199	$84,221	$91,977	$68,701	$82,209
Storm Sewer Facilities					
Hard Costs	$7,267,700	$3,540,533	$3,727,167	$2,771,129	$3,321,358
Earthwork	$1,200,936	$585,048	$615,888	$457,910	$548,831
Soft Costs	$336,065	$163,717	$172,348	$128,139	$153,583
Roads					
Hard Costs	$14,292,215	$6,977,023	$7,315,191	$5,420,854	$6,502,229
Earthwork	$1,691,908	$825,938	$865,970	$641,719	$769,732
Soft Costs	$663,505	$323,903	$339,602	$251,659	$301,861
Land	$1,004,900	$490,562	$514,338	$381,146	$457,178
GRAND TOTAL [4]	**$37,608,395**	**$18,090,254**	**$19,518,140**	**$14,510,000**	**$17,388,637**

[1] Includes hard costs, 10% contingency (applied only to the hard costs), and estimated soft and earthwork costs as discussed in further detail in Exhibit C. Right-of-way acquisition for Rosenwinkel Street and Bristol Bay Drive.

[2] Phase 1 Property includes First Series Property, the School Property, the Clubhouse Property, and the Fire Station Property.

[3] Phase 2 Property includes only Second Series Property.

[4] Any differences in amounts shown are due to rounding.

C. ALLOCATION

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2005-109 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2005-109 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

1. BENEFIT AREA

The eligible public improvements are designed with the intent to specifically service SSA No. 2005-109, the School Property, and the Fire Station Property, and therefore the benefit area includes only such property. Each land use type is allocated a share of each public facility type in accordance with the public facility usage factors described below.

Notwithstanding the preceding, no onsite sewer costs are allocated to the School Property because it is expected to connect to an existing sanitary sewer system. In addition, the water connection fees are not applicable to the Clubhouse Property, School Property, and Fire Station Property.

2. PUBLIC FACILITY USAGE

Once the benefit area has been established, the special services may be allocated among the various properties within such area in accordance with use. As is discussed in the following sections, commonly accepted measures for public facility usage indicate that the benefit conferred by the Eligible Improvements applies uniformly by land use type.

a. SANITARY SEWER AND WATER USAGE

The primary determinant of sanitary sewer and water usage is the applicable population equivalent, or P.E. Household population is the criteria commonly used to project sewer and water service demand. *Wastewater Engineering, Third Edition* indicates that residential wastewater flow rates are typically determined on the basis of population density and the average per capita contribution of wastewater. The Illinois Environmental Protection Agency's criteria for water storage and distribution systems assume an everyday use equal to 50 gallons per day per person. In addition, an emergency capacity is set at 50 gallons per day per person. This equates to 350 gallons per day for each single-family home given the applicable IEPA P.E. factor of 3.5 for single-family homes.

The IEPA does not publish P.E. factors for townhome Dwelling Units or condominium Dwelling Units. However, IEPA indicates that the published P.E. factors for apartments may be used to estimate P.E. for townhomes and condominiums. P.E. factors for apartments range from 1.5 to 3.0 depending upon bedroom count. As each townhome Dwelling Unit is anticipated to have two or three bedrooms, the P.E. factor of 3.0 for two to three-bedroom apartments is used. As condominium Dwelling Units are anticipated to have either one or two bedrooms, a P.E. factor of 2.25, which is the average of the P.E. factor of 1.5 for one-bedroom apartments and the P.E. factor of 3.0 for two to three-bedroom apartments, is used for the condominiums.

Sewer and water demand for public schools is a function of the estimated number of students and employees. The Yorkville Community School District #115 (herein known as the "School District") indicates the proposed elementary school to have a capacity of approximately 650 students and 30 employees. Applying the IEPA standards of 0.25 gallons per student and employee per day yields a total P.E. of 170.00 for the proposed elementary school.

Clubhouse Property and Fire Station Property sewer and water demands are a function of the nature and intensity of use. The developer's engineer estimates the Clubhouse Property P.E. at 35.00. The City's engineer estimates the Fire Station Property P.E. at 11.07 based on estimated usage for an existing fire station.

Table 2 on the following page shows these P.E. factors and their equivalency (i.e., the P.E. factor for each land use type expressed in terms of the P.E. factor for a single-family home).

TABLE 2

SANITARY SEWER AND WATER USAGE FACTORS
P.E. AND EQUIVALENT UNITS

	Land Use	Unit Factor			P.E. Factor	Total P.E. [1]	Equivalent Unit [2]	Total Equivalent Units [3, 4]
		Dwelling Units	Students	Employees				
(1)	Single-Family Property	468	NA	NA	3.50	1,638.00	1.00	468.00
(2)	Townhome Property	610	NA	NA	3.00	1,830.00	0.86	524.60
(3)	Condominium Property	624	NA	NA	2.25	1,404.00	0.64	399.36
(4)	School Property	NA	650	30	0.25	170.00	48.57	48.57
(5)	Clubhouse Property	NA	NA	NA	35.00	35.00	10.00	10.00
(6)	Fire Station Property	NA	NA	NA	11.07	11.07	3.16	3.16
Grand Total		**1,702**	**NA**	**NA**	**NA**	**5,088.07**	**NA**	**1,453.69**

[1] P.E. factor multiplied by applicable number of dwelling units, students, and employees.
[2] Equivalent units for land uses 1 – 3 computed by dividing P.E. factor for each such land use by P.E. factor for single-family land use. Equivalent units for land uses 4 – 6 computed by dividing total P.E. by P.E. factor for single-family land use.
[3] Equivalent unit factor multiplied by applicable number of dwelling units, schools, clubhouses, or fire stations.
[4] Calculations may vary slightly due to rounding.

b. STORM SEWER USAGE

Storm sewer facilities are sized based upon estimated storm flows which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "Urban Hydrology for Small Watersheds: TR-55" (the "TR-55 Manual"), the United States Department of Agriculture indicates average "runoff curve numbers" for purposes of measuring storm flows or runoff. The runoff curve equation estimates storm runoff given a particular volume of rainfall.

The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions within the SSA No. 2005-109, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development vary by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. Single-family Property have an average lot area of 14,952 square feet per lot, or a gross density of approximately three Dwelling Units to an acre, which according to the TR-55 Manual would categorize the Single-family Property in SSA No. 2005-109 as having a development density of 1/3 acre. The TR-55 Manual indicates an impervious ground coverage factor of thirty percent (30%) for this development density. Multiplying the thirty percent factor by the average Single-family Property lot area of 14,952 square feet results in an estimated impervious ground area of 4,486 square feet per single-family lot.

The gross density for the Townhome Property and Condominium Property is approximately eight Dwelling Units and eleven Dwelling Units to an acre, respectively. The TR-55 Manual indicates an impervious ground coverage factor of sixty-five percent (65%) for residential development with gross density of eight Dwelling Units to an acre or greater. Multiplying the 65% factor by the gross area for Townhome Property of 75.83 acres results in an estimated aggregate impervious area of 49.29 acres. Dividing this amount by 610 townhome Dwelling Units yields an impervious ground area of 3,520 square feet per townhome Dwelling Unit. Generally, the greater the density the more impervious area per acre. Interpolating for Condominium Property based on a gross density of eleven Dwelling Units to an acre, the impervious area is estimated at 85%. Multiplying the 85% factor by the gross area for Condominium Property of 42.18 acres results in an estimated aggregate impervious area of 35.85 acres. Dividing

this amount by 624 condominium Dwelling Units yields an impervious ground are of 2,503 square feet per condominium Dwelling Unit.

The TR-55 Manual does not contain impervious ground areas for elementary schools, clubhouses, or fire stations. The impervious ground coverage area for the Clubhouse Property, which is estimated at 77,571 square feet, has been provided by the developer's engineer and is based upon the preliminary plans for such facility. The impervious ground coverage factors for the School Property and Fire Station Property have been provided by the School District and Fire District, respectively, and are based on design plans for existing school and fire station facilities.

Table 3 on the following page shows the impervious ground area factors and their equivalency (i.e., the average impervious area for each land use type expressed in terms of the average impervious area for the typical single-family home).

TABLE 3

STORM SEWER USAGE FACTORS
IMPERVIOUS AREA AND EQUIVALENT UNITS

	Land Use	Unit Factor		Coverage Factor	Impervious Area[1]		Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Lot Size Per DU/Site		Per DU / Site	Total		
(1)	Single-Family Property	468	14,952	30%	4,485.53	2,099,228.04	1.00	468.00
(2)	Townhome Property	610	5,415	65%	3,519.86	2,147,116.39	0.78	475.80
(3)	Condominium Property	624	2,944	85%	2,502.54	1,561,585.98	0.56	349.44
(4)	School Property	NA	653,400	29%	189,486.00	189,486.00	42.24	42.24
(5)	Clubhouse Property	NA	143,748	54%	77,571.00	77,571.00	17.29	17.29
(6)	Fire Station Property	NA	103,237	100%	103,237.20	103,237.20	23.02	23.02
Grand Total		**1,702**	**NA**	**NA**	**NA**	**6,178,224.61**	**NA**	**1,375.79**

[1] Impervious area per dwelling unit for land uses 1 – 3 computed by multiplying coverage factor by 43,560 (square feet in an acre) and then dividing by density. Total impervious area for land uses 4 and 6 computed by multiplying coverage factor by total land square footage (43,560 multiplied by acres). Total impervious area for land use 5 has been provided by the developer's engineer.

[2] Equivalent units for land uses 1 – 3 computed by dividing impervious area for each such land use by impervious area for typical single-family home. Equivalent units for land uses 4 – 6 computed by dividing total impervious area by impervious area for the typical single-family home.

[3] Equivalent unit factor multiplied by applicable number of dwelling units, schools, clubhouses, or fire stations.

[4] Calculations may vary slightly due to rounding.

c. ROAD USAGE

Road usage is typically computed on the basis of anticipated trip generation. The Institute of Traffic Engineers publication *Trip Generation Sixth Edition*, indicates average weekday trips of 9.57 per single-family detached home and 5.86 per townhome or condominium dwelling unit.

The average weekday trips associated with an elementary school are typically expressed per student and are estimated by *Trip Generation, Sixth Edition* at 1.02 per elementary school student. The developer's engineer estimates average weekday trips for the Clubhouse Property at 90. The Bristol Kendall Fire District (herein known as the "Fire District") estimates average weekday trips for Fire Station Property at 22.

Table 4 on the following page shows these trip factors and their equivalency (i.e., the average weekday trip factor for each land use type expressed in terms of the average weekday trip factor for the typical single-family home).

TABLE 4

ROAD USAGE FACTORS
TRIPS AND EQUIVALENT UNITS

	Land Use	Unit Factor			Average Weekday Trip Factor	Total Weekday Trips [1]	Equivalent Unit [2]	Total Equivalent Units [3,4]
		Dwelling Units	Students	Employees				
(1)	Single-Family Property	468	NA	NA	9.57	4,478.76	1.00	468.00
(2)	Townhome Property	610	NA	NA	5.86	3,574.60	0.61	372.10
(3)	Condominium Property	624	NA	NA	5.86	3,656.64	0.61	380.64
(4)	School Property	NA	650	NA	1.02	663.00	69.28	69.28
(5)	Clubhouse Property	NA	NA	NA	90.00	90.00	9.40	9.40
(6)	Fire Station Property	NA	NA	NA	22.00	22.00	2.30	2.30
Grand Total		**1,702**	**NA**	**NA**	**NA**	**12,485.00**	**NA**	**1,301.72**

[1] P.E. factor multiplied by applicable number of dwelling units, students, and employees.
[2] Equivalent units for land uses 1 – 3 computed by dividing average weekday trip factor for each such land use by average weekday trip factor for typical single-family home. Equivalent units for land uses 4 – 6 computed by dividing total weekday trips by the average trips for the typical single-family home.
[3] Equivalent unit factor multiplied by applicable number of dwelling units, schools, clubhouses, or fire stations.
[4] Calculations may vary slightly due to rounding.

3. ALLOCATED COSTS

The Eligible Improvements must be allocated in accordance with the appropriate usage factors discussed above. For example, sanitary sewer and water facilities are allocated on a P.E. basis. Road facilities are allocated in proportion to estimated trip generation and storm sewer facilities are allocated on impervious area. As shown in Tables 5 – 8, the allocated cost per equivalent unit is computed by dividing the estimated improvement costs shown in Table 1 by the applicable equivalent units for Single-family Property, Townhome Property, School Property, Clubhouse Property, and Fire Station Property. The total allocated costs for each land use type is computed by multiplying the allocated cost per equivalent unit by the applicable equivalent units. A summary of the allocated costs is presented in Table 9.

The portion of the Eligible Improvements to be financed with bond proceeds is shown in Table 12. All Eligible Improvements that are not financed through SSA No. 2005-109 (which include all Eligible Improvements allocated to the School Property, the Clubhouse Property, and the Fire Station Property) will be funded by the developer and are categorized as "Developer's Equity." The SSA No. 2005-109 funded Eligible Improvements are anticipated to be financed through two series of bonds. The breakdown of the Eligible Improvements by bond issue are shown in aggregate in Table 10 and by residential land use in Table 11.

TABLE 5

SANITARY SEWER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost2[2]
(1)	Single-Family Property	468.00	$1,276,195.44 [3]
(2)	Townhome Property	524.60	$1,430,538.74 [4]
(3)	Condominium Property	399.36	$1,089,020.11 [5]
(4)	School Property	0.00	$0.00 [6]
(5)	Clubhouse Property	10.00	$27,269.13 [7]
(6)	Fire Station Property	3.16	$8,617.05 [8]
(7)	Grand Total	**1,405.12**	**$3,831,640.48**

[1] From Table 2, [2] Includes soft costs. For a more detailed discussion on allocation of soft costs, refer to Exhibit C., [3] $3,831,640.48/B7*B1, [4] $3,831,640.48/B7*B2, [5] $3,831,640.48/B7*B3, [6] $3,831,640.48/B7*B4, [7] $3,831,640.48/B7*B5, [8] $3,831,640.48/B7*B6

TABLE 6A

WATER CONNECTION FEE ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost
(1)	Single-Family Property	468.00	$1,125,330.27 [2]
(2)	Townhome Property	524.60	$1,261,427.90 [3]
(3)	Condominium Property	399.36	$960,281.83 [4]
(4)	School Property	0.00	$0.00 [5]
(5)	Clubhouse Property	0.00	$0.00 [6]
(6)	Fire Station Property	0.00	$0.00 [7]
(7)	Grand Total	**1,391.96**	**$3,347,040.00**

[1] From Table 2, [2] $3,347,040.00/B7*B1, [3] $3,347,040.00/B7*B2, [4] $3,347,040.00/B7*B3, [5] $3,347,040.00/B7*B4, [6] $3,347,040.00/B7*B5, [7] $3,347,040.00/B7*B6

TABLE 6B

WATER FACILITIES COSTS

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[2]
(1)	Single-Family Property	468.00	$1,278,899.41 [3]
(2)	Townhome Property	524.60	$1,433,569.72 [4]
(3)	Condominium Property	399.36	$1,091,327.49 [5]
(4)	School Property	48.57	$132,726.80 [6]
(5)	Clubhouse Property	10.00	$27,326.91 [7]
(6)	Fire Station Property	3.16	$8,635.30 [8]
(7)	Grand Total	**1,453.69**	**$3,972,485.63**

[1] From Table 2, [2] Includes soft costs. For a more detailed discussion on allocation of soft costs, refer to Exhibit C., [3] $3,972,485.63/B7*B1, [4] $3,972,485.63/B7*B2, [5] $3,972,485.63/B7*B3, [6] $3,972,485.63/B7*B4, [7] $3,972,485.63/B7*B5, [8] $3,972,485.63/B7*B6

TABLE 7

STORM SEWER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[2]
(1)	Single-Family Property	468.00	$2,790,978.37 [3]
(2)	Townhome Property	475.80	$2,837,494.67 [4]
(3)	Condominium Property	349.44	$2,083,930.51 [5]
(4)	School Property	42.24	$251,903.69 [6]
(5)	Clubhouse Property	17.29	$103,111.15 [7]
(6)	Fire Station Property	23.02	$137,282.74 [8]
(7)	Grand Total	**1,375.79**	**$8,204,701.12**

[1] From Table 3, [2] Includes soft and earthwork costs. For a more detailed discussion on allocation of soft and earthwork costs, refer to Exhibit C., [3] $8,204,701.12/B7*B1, [4] $8,204,701.12/B7*B2, [5] $8,204,701.12/B7*B3, [6] $8,204,701.12/B7*B4, [7] $8,204,701.12/B7*B5, [8] $8,204,701.12/B7*B6

TABLE 8

ROAD COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[2]
(1)	Single-Family Property	468.00	$6,346,513.02 [3]
(2)	Townhome Property	372.10	$5,046,020.29 [4]
(3)	Condominium Property	380.64	$5,161,830.59 [5]
(4)	School Property	69.28	$939,500.90 [6]
(5)	Clubhouse Property	9.40	$127,472.70 [7]
(6)	Fire Station Property	2.30	$31,190.13 [8]
(7)	Grand Total	**1,301.72**	**$17,652,527.63**

[1] From Table 4, [2] Includes soft, earthwork, and land acquisition costs. For a more detailed discussion on allocation of soft and earthwork costs, refer to Exhibit C., [3] $17,652,527.63 /B7*B1, [4] $17,652,527.63/B7*B2, [5] $17,652,527.63/B7*B3, [6] $17,652,527.63/B7*B4, [7] $17,652,527.63/B7*B5, [8] $17,652,527.63/B7*B6

TABLE 9

ALLOCATED COSTS BY LAND USE

PUBLIC IMPROVEMENT	SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY	CONDOMINIUM PROPERTY	SCHOOL PROPERTY	CLUBHOUSE PROPERTY	FIRE STATION PROPERTY
Sanitary Sewer						
Hard Costs	$1,219,583	$1,367,079	$1,040,711	$0	$26,059	$8,235
Soft Costs	$56,613	$63,460	$48,310	$0	$1,210	$382
Water						
Hard Costs	$1,222,174	$1,369,984	$1,042,922	$126,840	$26,115	$8,252
Connection Fees	$1,125,330	$1,261,428	$960,282	$0	$0	$0
Soft Costs	$56,725	$63,586	$48,406	$5,887	$1,212	$383
Storm Sewer						
Hard Costs	$2,472,240	$2,513,444	$1,845,939	$223,136	$91,336	$121,605
Earthwork	$408,520	$415,329	$305,028	$36,872	$15,093	$20,094
Soft Costs	$114,319	$116,224	$85,358	$10,318	$4,223	$5,623
Roads						
Hard Costs	$5,138,399	$4,085,466	$4,179,231	$760,659	$103,207	$25,253
Earthwork	$608,282	$483,636	$494,736	$90,047	$12,218	$2,989
Soft Costs	$238,546	$189,665	$194,018	$35,313	$4,791	$1,172
Land	$361,286	$287,253	$293,846	$53,483	$7,257	$1,776
GRAND TOTAL	**$13,022,017**	**$12,216,554**	**$10,538,786**	**$1,342,553**	**$292,720**	**$195,765**
NUMBER OF DUS	468	610	624	NA	NA	NA
TOTAL COST/DU	**$27,824.82**	**$20,027.14**	**$16,889.08**	**NA**	**NA**	**NA**

*Amounts may vary due to rounding.

TABLE 10

FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENT	GRAND TOTAL	SSA NO. 2005-109			DEVELOPER'S EQUITY
		TOTAL BOND PROCEEDS	FIRST SERIES BONDS	SECOND SERIES BONDS	
Sanitary Sewer					
Hard Costs	$3,661,667	$3,244,547	$1,477,064	$1,767,483	$417,120
Soft Costs	$169,974	$150,611	$68,565	$82,046	$19,363
Water					
Hard Costs	$3,796,287	$3,251,441	$1,480,202	$1,771,239	$544,846
Connection Fees	$3,347,040	$2,993,800	$1,362,912	$1,630,887	$353,240
Soft Costs	$176,199	$150,911	$68,701	$82,209	$25,288
Storm Sewer					
Hard Costs	$7,267,700	$6,092,487	$2,771,129	$3,321,358	$1,175,213
Earthwork	$1,200,936	$1,006,741	$457,910	$548,831	$194,196
Soft Costs	$336,065	$281,722	$128,139	$153,583	$54,343
Roads					
Hard Costs	$14,292,215	$11,923,083	$5,420,854	$6,502,229	$2,369,131
Earthwork	$1,691,908	$1,411,451	$641,719	$769,732	$280,457
Soft Costs	$663,505	$553,520	$251,659	$301,861	$109,985
Land	$1,004,900	$838,324	$381,146	$457,178	$166,576
GRAND TOTAL	**$37,608,395**	**$31,898,637**	**$14,510,000**	**$17,388,637**	**$5,709,758**

*Amounts may vary due to rounding.

TABLE 11

FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS BY BOND SERIES

PUBLIC IMPROVEMENT	GRAND TOTAL	SSA NO. 2005-109							
		FIRST SERIES BONDS				SECOND SERIES BONDS			
		TOTAL FIRST SERIES PROPERTY	FIRST SERIES SINGLE-FAMILY PROPERTY	FIRST SERIES TOWNHOME PROPERTY	FIRST SERIES CONDOMINIUM PROPERTY	TOTAL SECOND SERIES PROPERTY	SECOND SERIES SINGLE-FAMILY PROPERTY	SECOND SERIES TOWNHOME PROPERTY	SECOND SERIES CONDOMINIUM PROPERTY
Sanitary Sewer									
Hard Costs	$3,244,547	$1,477,064	$447,597	$583,149	$446,317	$1,767,483	$559,497	$687,282	$520,704
Soft Cost	$150,611	$68,565	$20,777	$27,070	$20,718	$82,046	$25,972	$31,904	$24,171
Water									
Hard Costs	$3,251,441	$1,480,202	$448,549	$584,388	$447,266	$1,771,239	$560,686	$688,743	$521,810
Connection Fees	$2,993,800	$1,362,912	$413,006	$538,082	$411,825	$1,630,887	$516,258	$634,168	$480,462
Soft Costs	$150,911	$68,701	$20,819	$27,123	$20,759	$82,209	$26,023	$31,967	$24,219
Storm Sewer									
Hard Costs	$6,092,487	$2,771,129	$907,334	$1,072,148	$791,647	$3,321,358	$1,134,167	$1,263,604	$923,588
Earthwork	$1,006,741	$457,910	$149,931	$177,165	$130,814	$548,831	$187,413	$208,802	$152,616
Soft Costs	$281,722	$128,139	$41,956	$49,577	$36,606	$153,583	$52,445	$58,430	$42,708
Roads									
Hard Costs	$11,923,083	$5,420,854	$1,885,837	$1,742,719	$1,792,298	$6,502,229	$2,357,296	$2,053,918	$2,091,015
Earthwork	$1,411,451	$641,719	$223,245	$206,302	$212,172	$769,732	$279,056	$243,142	$247,534
Soft Costs	$553,520	$251,659	$87,549	$80,904	$83,206	$301,861	$109,436	$95,352	$97,074
Land	$838,324	$381,146	$132,595	$122,532	$126,018	$457,178	$165,744	$144,413	$147,021
GRAND TOTAL	**$31,898,637**	**$14,510,000**	**$4,779,194**	**$5,211,159**	**$4,519,647**	**$17,388,637**	**$5,973,992**	**$6,141,724**	**$5,272,921**
NUMBER OF DUS	NA	NA	208	280	288	NA	260	330	336
TOTAL COST/DU	**NA**	**NA**	**$22,976.89**	**$18,611.28**	**$15,693.22**	**NA**	**$22,976.89**	**$18,611.28**	**$15,693.22**

*Amounts may vary due to rounding.

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as (i) the allocation of the Eligible Improvement costs actually funded by SSA No. 2005-109, using the preceding methodology, is uniform within Single-family Property, Townhome Property, and Condominium Property and (ii) such allocation results in the same ratio of funded Eligible Improvements between these three land use types, as established in Section VI.A below.

V. BOND ASSUMPTIONS

It is anticipated that certain of the Eligible Improvements will be financed through the issuance of two series of bonds. Total authorized bonded indebtedness is $45,000,000. Bonds in the approximate amount of $19,000,000 and $21,000,000 are anticipated to be issued in March 2006 and March 2008, respectively. The First Series Bonds will include a reserve fund equal to the maximum annual debt service on the bonds and approximately twenty-four (24) months of capitalized interest. Issuance costs are approximately three and one tenths percent (3.10%) of the principal amount. The term of the bonds is 30 years, with principal amortized over a period of approximately 28 years. The Second Series Bonds will include a reserve fund not more than ten percent (10.0%) of the original principal amount of the bonds and approximately twelve (12) months of capitalized interest. Issuance costs are estimated to be two and eight tenths percent (2.80%) of the principal amount. The term of the bonds is 28 years, with principal amortized over a period of approximately 27 years. Annual debt service payments will increase approximately one and one-half percent (1.50%) annually.

The final sizing of the bonds may be modified as appropriate to meet the objectives of the financing and prevailing bond market conditions. These modifications may include, but are not limited to, changes in the following:

- Bond timing, phasing, and/or escrows;
- Capitalized interest period;
- Principal amortization (i.e., bond term and annual debt service payment);
- Reserve fund size and form; and
- Coupon rates.

Therefore, the actual bonded indebtedness, and consequently the amount of public improvements financed by SSA No. 2005-109, may increase or decrease depending upon these variables.

VI. MAXIMUM PARCEL SPECIAL TAX

As mentioned previously, no Eligible Improvements for the Clubhouse Property, School Property, and Fire Station Property will be financed by SSA No. 2005-109. Therefore, these properties will not be subject to the Maximum Parcel Special Tax. The discussion that follows applies only to the remaining Residential Property.

A. DETERMINATION

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of the (i) relative amounts of the allocated Eligible Improvement costs for such land uses and (ii) the required Maximum Parcel Special Taxes. In order to measure the relative difference in public improvement costs for each land use type, Equivalent Dwelling Units ("EDU") factors have been calculated. A Single-family Property Dwelling Unit is deemed the typical residential unit and is assigned an EDU factor of 1.00. The EDU factor for the Townhome Property Dwelling Units and Condominium Property Dwelling Units is equal to the ratio of the funded Eligible Improvements for the each respective category to the funded Eligible Improvements for Single-family Property Dwelling Units. The funded Eligible Improvements per Dwelling Unit is calculated by dividing the aggregate amounts to be funded for Single-family Property, Townhome Property, and Condominium Property shown in Table 11 by the respective number of Dwelling Units. EDUs are shown in Table 12 below.

TABLE 12

EDU FACTORS

	COST/UNIT	EDU FACTOR	NO. OF DWELLING UNITS	EDUS
First Series Property				
Single-Family Property Dwelling Unit	$22,976.89	1.000	208 units	208.00
Townhome Property Dwelling Unit	$18,611.28	0.810	280 units	226.80
Condominium Property Dwelling Unit	$15,693.22	0.683	288 units	196.70
Second Series Property				
Single-Family Property Dwelling Unit	$22,976.89	1.000	260 units	260.00
Townhome Property Dwelling Unit	$18,611.28	0.810	330 units	267.30
Condominium Property Dwelling Unit	$15,693.22	0.683	336 units	229.49
Total			**1,702 units**	**1,388.29**

The Maximum Parcel Special Tax is derived from the Maximum Parcel Special Taxes which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The derivation of the Maximum Parcel Special Tax is shown in Table 13 on the following page.

TABLE 13
MAXIMUM PARCEL SPECIAL TAX
(LEVIED CALENDAR YEAR 2007 / COLLECTED CALENDAR YEAR 2008)

	TOTAL	PER DWELLING UNIT					
		FIRST SERIES SINGLE-FAMILY PROPERTY	FIRST SERIES TOWNHOME PROPERTY	FIRST SERIES CONDOMINIUM PROPERTY	SECOND SERIES SINGLE-FAMILY PROPERTY	SECOND SERIES TOWNHOME PROPERTY	SECOND SERIES CONDOMINIUM PROPERTY
Maximum Parcel Special Taxes	$2,998,780	$449,280	$490,000	$424,800	$561,600	$577,500	$495,600
Number of EDUs	1,388.29	208.00	226.80	196.70	260.00	267.30	229.49
Maximum Parcel Special Tax / EDU* (Maximum Parcel Special Taxes / Number of EDUs)	$2,160	NA	NA	NA	NA	NA	NA
EDU Factor	NA	1.000	0.810	0.683	1.000	0.810	0.683
Maximum Parcel Special Tax / DU* (Maximum Parcel Special Tax / EDU x EDU Factor)	NA	$2,160	$1,750	$1,475	$2,160	$1,750	$1,475

*Amounts have been rounded to the nearest dollar.

The Maximum Parcel Special Tax per EDU is simply computed by dividing the Maximum Parcel Special Taxes by the number of EDUs. Multiplying this amount by the applicable EDU factor yields the Maximum Parcel Special Tax for Single-family Property, Townhome Property, and Condominium Property for First Series Property and Second Series Property. Therefore, the Maximum Parcel Special Taxes are weighted in proportion to the allocation of funded Eligible Improvements as shown in Section IV.C, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within SSA No. 2005-109 as required pursuant to the Act.

B. APPLICATION

Prior to the recordation of a Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of expected Dwelling Units of Single-family Property, Townhome Property, or Condominium Property for such Parcel, as determined from the Preliminary Plat, by the applicable Maximum Parcel Special Tax determined pursuant to Table 13 as increased in accordance with Section VI.C below.

Subsequent to the recordation of the Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of Dwelling Units of Single-Family Property, Townhome Property, and Condominium Property which may be constructed on such Parcel, as determined from the applicable Final Plat, by the applicable Maximum Parcel Special Tax determined pursuant to Table 13, as increased in accordance with Section VI.C below.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied escalates one and one-half percent (1.50%) annually through and including Calendar Year 2034, rounded each year to the nearest dollar. Note, that while the annual increase in the Maximum Parcel Special Tax is limited to one and one-half percent (1.50%), which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. TERM

The Maximum Parcel Special Tax shall not be levied after Calendar Year 2034 (to be collected in Calendar Year 2035).

E. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel

Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

F. OPTIONAL PREPAYMENT

The Maximum Parcel Special Tax for any Parcel may be prepaid and the obligation of the Parcel to pay the Maximum Parcel Special Tax permanently satisfied pursuant to Section A of Exhibit B attached hereto, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. The Maximum Parcel Special Tax may also be prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Consultant and in accordance with the Bond Indenture.

An owner of a Parcel intending to prepay the Maximum Parcel Special Tax, either partially or in full, shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the amount of the Special Tax Bond Prepayment or the Partial Special Tax Bond Prepayment, as applicable, for such Parcel and the date through which such amount shall be valid.

G. MANDATORY PREPAYMENT

If at any time the Consultant determines that there has been or will be a reduction in the Maximum Parcel Special Taxes as a result of an amendment to the Preliminary Plat or Final Plat, or other event which reduces the Maximum Parcel Special Taxes such that the annual debt service coverage ratio is less than one hundred ten percent (110%), then a Mandatory Special Tax Prepayment shall be calculated pursuant to Section B of Exhibit B attached hereto. Each year's annual debt service coverage ratio shall be determined by dividing (i) such year's reduced Maximum Parcel Special Taxes by (ii) the sum of the corresponding annual interest and principal payment on the Bonds, plus estimated Administrative Expenses and less estimated earnings on the Reserve Fund (as such term is defined in the Bond Indenture). As required under the Bond Indenture, the City may adopt a supplemental ordinance to provide for the levy of the Mandatory Special Tax Prepayment.

Please refer to Section VII.B below for details on the collection procedure of the Mandatory Special Tax Prepayment.

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2007 and for each following Calendar Year, the Council or its designee shall determine the Special Tax Requirement and the Maximum Parcel

Special Tax authorized by the ordinance providing for the issuance of the Bonds shall be abated as follows:

1. Prior to the Issuance of the Second Series Bonds

The Maximum Parcel Special Tax applicable to the First Series Property shall be abated each year to the extent such amounts exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel of First Series Property shall be abated in equal percentages until the Special Tax remaining equals the Special Tax Requirement. The Maximum Parcel Special Tax applicable to Second Series Property shall be abated in full.

2. Subsequent to the Issuance of the Second Series Bonds

The Maximum Parcel Special Tax applicable to all Residential Property shall be abated each year to the extent such amounts exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel of Residential Property shall be abated in equal percentages until the Special Tax remaining equals the Special Tax Requirement. Notwithstanding, if the Consultant determines there are sufficient monies available pursuant to the Bond Indenture to pay the debt service on that portion of the Second Series Bonds applicable to the Second Series Property through the third interest payment date on the Second Series Bonds next following the calculation of the Special Tax Requirement, the Maximum Parcel Special Tax applicable to Second Series Property shall be abated in full and the Maximum Parcel Special Tax for the First Series Property shall be abated pursuant to Section VII.A.1 above.

B. COLLECTION PROCESS

With the exception of the Mandatory Special Tax Prepayment, the Special Tax will be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2005-109.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a reduction in the Maximum Parcel Special Taxes such that the annual debt service coverage ratio is less than one hundred ten percent (110%). The Mandatory Special Tax Prepayment shall be levied against the property on which the reduction has or will occur. The Mandatory Special Tax Prepayment shall have the same sale and lien priorities as are provided for regular property taxes. A Mandatory Special Tax Prepayment shall not reduce the Maximum Parcel Special Tax for any Parcel.

C. ADMINISTRATIVE REVIEW

Any owner of a Parcel claiming that a calculation error has been made in the amount of the Special Tax applicable to such Parcel for any Calendar Year may send a written notice describing the error to the Consultant not later than thirty (30) days after having paid the Special Tax which is alleged to be in error. The Consultant shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such an error occurred. If the Consultant determines that an error did in fact occur and the Special Tax should be modified or changed in favor of the property owner, an adjustment shall be made in the amount of the Special Tax applicable to such Parcel in the next Calendar Year. Cash refunds shall only be made in the final Calendar Year for the Special Tax. The decision of the Consultant regarding any error in respect to the Special Tax shall be final.

VIII. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2005-109 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Maximum Parcel Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, (iv) modify the definitions of First Series Property, Second Series Property, and Preliminary Plat in the event the Preliminary Plat is amended, and (v) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

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EXHIBIT A

SPECIAL TAX ROLL

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
MAXIMUM PARCEL SPECIAL TAX SCHEDULE

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit		
	Single-family Property	Townhome Property	Condominium Property
2007	$2,160.00	$1,750.00	$1,475.00
2008	$2,192.00	$1,776.00	$1,497.00
2009	$2,225.00	$1,803.00	$1,519.00
2010	$2,258.00	$1,830.00	$1,542.00
2011	$2,292.00	$1,857.00	$1,565.00
2012	$2,326.00	$1,885.00	$1,588.00
2013	$2,361.00	$1,913.00	$1,612.00
2014	$2,396.00	$1,942.00	$1,636.00
2015	$2,432.00	$1,971.00	$1,661.00
2016	$2,468.00	$2,001.00	$1,686.00
2017	$2,505.00	$2,031.00	$1,711.00
2018	$2,543.00	$2,061.00	$1,737.00
2019	$2,581.00	$2,092.00	$1,763.00
2020	$2,620.00	$2,123.00	$1,789.00
2021	$2,659.00	$2,155.00	$1,816.00
2022	$2,699.00	$2,187.00	$1,843.00
2023	$2,739.00	$2,220.00	$1,871.00
2024	$2,780.00	$2,253.00	$1,899.00
2025	$2,822.00	$2,287.00	$1,927.00
2026	$2,864.00	$2,321.00	$1,956.00
2027	$2,907.00	$2,356.00	$1,985.00
2028	$2,951.00	$2,391.00	$2,015.00
2029	$2,995.00	$2,427.00	$2,045.00
2030	$3,040.00	$2,463.00	$2,076.00
2031	$3,086.00	$2,500.00	$2,107.00
2032	$3,132.00	$2,538.00	$2,139.00
2033	$3,179.00	$2,576.00	$2,171.00
2034	$3,227.00	$2,615.00	$2,204.00

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-300-012	336	Condominium Property	02-04-325-066	1	Townhome Property
02-04-325-002	1	Townhome Property	02-04-325-067	1	Townhome Property
02-04-325-003	1	Townhome Property	02-04-326-002	1	Townhome Property
02-04-325-004	1	Townhome Property	02-04-326-003	1	Townhome Property
02-04-325-005	1	Townhome Property	02-04-326-004	1	Townhome Property
02-04-325-007	1	Townhome Property	02-04-326-005	1	Townhome Property
02-04-325-008	1	Townhome Property	02-04-326-006	1	Townhome Property
02-04-325-009	1	Townhome Property	02-04-326-007	1	Townhome Property
02-04-325-010	1	Townhome Property	02-04-326-009	1	Townhome Property
02-04-325-012	1	Townhome Property	02-04-326-010	1	Townhome Property
02-04-325-013	1	Townhome Property	02-04-326-011	1	Townhome Property
02-04-325-014	1	Townhome Property	02-04-326-012	1	Townhome Property
02-04-325-015	1	Townhome Property	02-04-326-013	1	Townhome Property
02-04-325-017	1	Townhome Property	02-04-326-014	1	Townhome Property
02-04-325-018	1	Townhome Property	02-04-326-016	1	Townhome Property
02-04-325-019	1	Townhome Property	02-04-326-017	1	Townhome Property
02-04-325-020	1	Townhome Property	02-04-326-018	1	Townhome Property
02-04-325-022	1	Townhome Property	02-04-326-019	1	Townhome Property
02-04-325-023	1	Townhome Property	02-04-326-021	1	Townhome Property
02-04-325-024	1	Townhome Property	02-04-326-022	1	Townhome Property
02-04-325-025	1	Townhome Property	02-04-326-023	1	Townhome Property
02-04-325-027	1	Townhome Property	02-04-326-024	1	Townhome Property
02-04-325-028	1	Townhome Property	02-04-326-026	1	Townhome Property
02-04-325-029	1	Townhome Property	02-04-326-027	1	Townhome Property
02-04-325-030	1	Townhome Property	02-04-326-028	1	Townhome Property
02-04-325-032	1	Townhome Property	02-04-326-029	1	Townhome Property
02-04-325-033	1	Townhome Property	02-04-326-030	1	Townhome Property
02-04-325-034	1	Townhome Property	02-04-326-031	1	Townhome Property
02-04-325-035	1	Townhome Property	02-04-326-033	1	Townhome Property
02-04-325-037	1	Townhome Property	02-04-326-034	1	Townhome Property
02-04-325-038	1	Townhome Property	02-04-326-035	1	Townhome Property
02-04-325-039	1	Townhome Property	02-04-326-036	1	Townhome Property
02-04-325-040	1	Townhome Property	02-04-326-038	1	Townhome Property
02-04-325-042	1	Townhome Property	02-04-326-039	1	Townhome Property
02-04-325-043	1	Townhome Property	02-04-326-040	1	Townhome Property
02-04-325-044	1	Townhome Property	02-04-326-041	1	Townhome Property
02-04-325-045	1	Townhome Property	02-04-326-043	1	Townhome Property
02-04-325-047	1	Townhome Property	02-04-326-044	1	Townhome Property
02-04-325-048	1	Townhome Property	02-04-326-045	1	Townhome Property
02-04-325-049	1	Townhome Property	02-04-326-046	1	Townhome Property
02-04-325-050	1	Townhome Property	02-04-327-002	1	Townhome Property
02-04-325-051	1	Townhome Property	02-04-327-003	1	Townhome Property
02-04-325-052	1	Townhome Property	02-04-327-004	1	Townhome Property
02-04-325-054	1	Townhome Property	02-04-327-005	1	Townhome Property
02-04-325-055	1	Townhome Property	02-04-327-006	1	Townhome Property
02-04-325-056	1	Townhome Property	02-04-327-007	1	Townhome Property
02-04-325-057	1	Townhome Property	02-04-327-009	1	Townhome Property
02-04-325-059	1	Townhome Property	02-04-327-010	1	Townhome Property
02-04-325-060	1	Townhome Property	02-04-327-011	1	Townhome Property
02-04-325-061	1	Townhome Property	02-04-327-012	1	Townhome Property
02-04-325-062	1	Townhome Property	02-04-327-013	1	Townhome Property
02-04-325-064	1	Townhome Property	02-04-327-014	1	Townhome Property
02-04-325-065	1	Townhome Property	02-04-327-016	1	Townhome Property

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-327-017	1	Townhome Property	02-04-329-002	1	Townhome Property
02-04-327-018	1	Townhome Property	02-04-329-003	1	Townhome Property
02-04-327-019	1	Townhome Property	02-04-329-004	1	Townhome Property
02-04-327-020	1	Townhome Property	02-04-329-005	1	Townhome Property
02-04-327-021	1	Townhome Property	02-04-329-006	1	Townhome Property
02-04-327-023	1	Townhome Property	02-04-329-007	1	Townhome Property
02-04-327-024	1	Townhome Property	02-04-329-009	1	Townhome Property
02-04-327-025	1	Townhome Property	02-04-329-010	1	Townhome Property
02-04-327-026	1	Townhome Property	02-04-329-011	1	Townhome Property
02-04-327-028	1	Townhome Property	02-04-329-012	1	Townhome Property
02-04-327-029	1	Townhome Property	02-04-329-013	1	Townhome Property
02-04-327-030	1	Townhome Property	02-04-329-014	1	Townhome Property
02-04-327-031	1	Townhome Property	02-04-329-016	1	Townhome Property
02-04-327-033	1	Townhome Property	02-04-329-017	1	Townhome Property
02-04-327-034	1	Townhome Property	02-04-329-018	1	Townhome Property
02-04-327-035	1	Townhome Property	02-04-329-019	1	Townhome Property
02-04-327-036	1	Townhome Property	02-04-329-021	1	Townhome Property
02-04-328-002	1	Townhome Property	02-04-329-022	1	Townhome Property
02-04-328-003	1	Townhome Property	02-04-329-023	1	Townhome Property
02-04-328-004	1	Townhome Property	02-04-329-024	1	Townhome Property
02-04-328-005	1	Townhome Property	02-04-329-025	1	Townhome Property
02-04-328-007	1	Townhome Property	02-04-329-026	1	Townhome Property
02-04-328-008	1	Townhome Property	02-04-329-028	1	Townhome Property
02-04-328-009	1	Townhome Property	02-04-329-029	1	Townhome Property
02-04-328-010	1	Townhome Property	02-04-329-030	1	Townhome Property
02-04-328-012	1	Townhome Property	02-04-329-031	1	Townhome Property
02-04-328-013	1	Townhome Property	02-04-329-033	1	Townhome Property
02-04-328-014	1	Townhome Property	02-04-329-034	1	Townhome Property
02-04-328-015	1	Townhome Property	02-04-329-035	1	Townhome Property
02-04-328-017	1	Townhome Property	02-04-329-036	1	Townhome Property
02-04-328-018	1	Townhome Property	02-04-329-038	1	Townhome Property
02-04-328-019	1	Townhome Property	02-04-329-039	1	Townhome Property
02-04-328-020	1	Townhome Property	02-04-329-040	1	Townhome Property
02-04-328-022	1	Townhome Property	02-04-329-041	1	Townhome Property
02-04-328-023	1	Townhome Property	02-04-329-043	1	Townhome Property
02-04-328-024	1	Townhome Property	02-04-329-044	1	Townhome Property
02-04-328-025	1	Townhome Property	02-04-329-045	1	Townhome Property
02-04-328-027	1	Single-family Property	02-04-329-046	1	Townhome Property
02-04-328-028	1	Single-family Property	02-04-329-048	1	Townhome Property
02-04-328-029	1	Single-family Property	02-04-329-049	1	Townhome Property
02-04-328-030	1	Single-family Property	02-04-329-050	1	Townhome Property
02-04-328-031	1	Single-family Property	02-04-329-051	1	Townhome Property
02-04-328-032	1	Single-family Property	02-04-330-002	1	Townhome Property
02-04-328-033	1	Single-family Property	02-04-330-003	1	Townhome Property
02-04-328-034	1	Single-family Property	02-04-330-004	1	Townhome Property
02-04-328-035	1	Single-family Property	02-04-330-005	1	Townhome Property
02-04-328-036	1	Single-family Property	02-04-330-006	1	Townhome Property
02-04-328-037	1	Single-family Property	02-04-330-007	1	Townhome Property
02-04-328-038	1	Single-family Property	02-04-330-009	1	Townhome Property
02-04-328-039	1	Single-family Property	02-04-330-010	1	Townhome Property
02-04-328-040	1	Single-family Property	02-04-330-011	1	Townhome Property
02-04-328-041	1	Single-family Property	02-04-330-012	1	Townhome Property
02-04-328-042	1	Single-family Property	02-04-330-014	1	Townhome Property

UNITED CITY OF YORKVILLE
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SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-330-015	1	Townhome Property	02-04-401-002	1	Townhome Property
02-04-330-016	1	Townhome Property	02-04-401-003	1	Townhome Property
02-04-330-017	1	Townhome Property	02-04-401-004	1	Townhome Property
02-04-330-018	1	Townhome Property	02-04-401-005	1	Townhome Property
02-04-330-019	1	Townhome Property	02-04-401-007	1	Townhome Property
02-04-330-021	1	Townhome Property	02-04-401-008	1	Townhome Property
02-04-330-022	1	Townhome Property	02-04-401-009	1	Townhome Property
02-04-330-023	1	Townhome Property	02-04-401-010	1	Townhome Property
02-04-330-024	1	Townhome Property	02-04-401-012	1	Townhome Property
02-04-331-002	1	Townhome Property	02-04-401-013	1	Townhome Property
02-04-331-003	1	Townhome Property	02-04-401-014	1	Townhome Property
02-04-331-004	1	Townhome Property	02-04-401-015	1	Townhome Property
02-04-331-005	1	Townhome Property	02-04-401-017	1	Townhome Property
02-04-331-007	1	Townhome Property	02-04-401-018	1	Townhome Property
02-04-331-008	1	Townhome Property	02-04-401-019	1	Townhome Property
02-04-331-009	1	Townhome Property	02-04-401-020	1	Townhome Property
02-04-331-010	1	Townhome Property	02-04-402-002	1	Townhome Property
02-04-331-011	1	Townhome Property	02-04-402-003	1	Townhome Property
02-04-331-012	1	Townhome Property	02-04-402-004	1	Townhome Property
02-04-331-014	1	Townhome Property	02-04-402-005	1	Townhome Property
02-04-331-015	1	Townhome Property	02-04-402-007	1	Townhome Property
02-04-331-016	1	Townhome Property	02-04-402-008	1	Townhome Property
02-04-331-017	1	Townhome Property	02-04-402-009	1	Townhome Property
02-04-332-001	1	Single-family Property	02-04-402-010	1	Townhome Property
02-04-332-002	1	Single-family Property	02-04-402-012	1	Townhome Property
02-04-332-003	1	Single-family Property	02-04-402-013	1	Townhome Property
02-04-333-001	1	Single-family Property	02-04-402-014	1	Townhome Property
02-04-333-002	1	Single-family Property	02-04-402-015	1	Townhome Property
02-04-333-003	1	Single-family Property	02-04-402-016	1	Townhome Property
02-04-333-004	1	Single-family Property	02-04-402-017	1	Townhome Property
02-04-333-005	1	Single-family Property	02-04-402-019	1	Townhome Property
02-04-333-006	1	Single-family Property	02-04-402-020	1	Townhome Property
02-04-333-007	1	Single-family Property	02-04-402-021	1	Townhome Property
02-04-333-008	1	Single-family Property	02-04-402-022	1	Townhome Property
02-04-333-009	1	Single-family Property	02-04-403-002	1	Townhome Property
02-04-390-002	16	Condominium Property	02-04-403-003	1	Townhome Property
02-04-390-002	16	Condominium Property	02-04-403-004	1	Townhome Property
02-04-390-003	16	Condominium Property	02-04-403-005	1	Townhome Property
02-04-390-004	16	Condominium Property	02-04-403-006	1	Townhome Property
02-04-390-005	16	Condominium Property	02-04-403-007	1	Townhome Property
02-04-390-006	16	Condominium Property	02-04-403-009	1	Townhome Property
02-04-390-007	16	Condominium Property	02-04-403-010	1	Townhome Property
02-04-390-008	16	Condominium Property	02-04-403-011	1	Townhome Property
02-04-390-009	16	Condominium Property	02-04-403-012	1	Townhome Property
02-04-390-010	16	Condominium Property	02-04-403-014	1	Townhome Property
02-04-390-011	16	Condominium Property	02-04-403-015	1	Townhome Property
02-04-390-012	16	Condominium Property	02-04-403-016	1	Townhome Property
02-04-390-013	16	Condominium Property	02-04-403-017	1	Townhome Property
02-04-390-014	16	Condominium Property	02-04-403-019	1	Townhome Property
02-04-390-015	16	Condominium Property	02-04-403-020	1	Townhome Property
02-04-390-016	16	Condominium Property	02-04-403-021	1	Townhome Property
02-04-390-017	16	Condominium Property	02-04-403-022	1	Townhome Property
02-04-400-013	40	Single-family Property	02-04-403-024	1	Townhome Property

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-403-025	1	Townhome Property	02-04-408-011	1	Single-family Property
02-04-403-026	1	Townhome Property	02-04-408-012	1	Single-family Property
02-04-403-027	1	Townhome Property	02-04-408-013	1	Single-family Property
02-04-403-029	1	Townhome Property	02-04-408-014	1	Single-family Property
02-04-403-030	1	Townhome Property	02-04-408-015	1	Single-family Property
02-04-403-031	1	Townhome Property	02-04-408-016	1	Single-family Property
02-04-403-032	1	Townhome Property	02-04-409-002	1	Single-family Property
02-04-403-033	1	Townhome Property	02-04-409-003	1	Single-family Property
02-04-403-034	1	Townhome Property	02-04-409-004	1	Single-family Property
02-04-404-002	1	Single-family Property	02-04-409-005	1	Single-family Property
02-04-404-003	1	Single-family Property	02-04-409-006	1	Single-family Property
02-04-404-004	1	Single-family Property	02-04-409-007	1	Single-family Property
02-04-404-005	1	Single-family Property	02-04-409-008	1	Single-family Property
02-04-404-006	1	Single-family Property	02-04-409-009	1	Single-family Property
02-04-404-007	1	Single-family Property	02-04-409-010	1	Single-family Property
02-04-404-008	1	Single-family Property	02-04-409-011	1	Single-family Property
02-04-404-009	1	Single-family Property	02-04-410-001	1	Single-family Property
02-04-404-010	1	Single-family Property	02-04-410-002	1	Single-family Property
02-04-404-011	1	Single-family Property	02-04-410-003	1	Single-family Property
02-04-404-012	1	Single-family Property	02-04-410-004	1	Single-family Property
02-04-404-013	1	Single-family Property	02-04-410-005	1	Single-family Property
02-04-405-001	1	Single-family Property	02-04-410-006	1	Single-family Property
02-04-405-002	1	Single-family Property	02-04-410-007	1	Single-family Property
02-04-405-003	1	Single-family Property	02-04-410-008	1	Single-family Property
02-04-405-004	1	Single-family Property	02-04-410-009	1	Single-family Property
02-04-406-003	1	Single-family Property	02-04-410-010	1	Single-family Property
02-04-406-004	1	Single-family Property	02-04-410-011	1	Single-family Property
02-04-406-005	1	Single-family Property	02-04-410-012	1	Single-family Property
02-04-406-006	1	Single-family Property	02-04-410-013	1	Single-family Property
02-04-406-007	1	Single-family Property	02-04-411-001	1	Single-family Property
02-04-406-008	1	Single-family Property	02-04-411-002	1	Single-family Property
02-04-406-009	1	Single-family Property	02-04-411-003	1	Single-family Property
02-04-406-010	1	Single-family Property	02-04-411-004	1	Single-family Property
02-04-406-011	1	Single-family Property	02-04-411-005	1	Single-family Property
02-04-407-002	1	Single-family Property	02-04-411-006	1	Single-family Property
02-04-407-003	1	Single-family Property	02-04-411-007	1	Single-family Property
02-04-407-004	1	Single-family Property	02-04-411-008	1	Single-family Property
02-04-407-005	1	Single-family Property	02-04-411-009	1	Single-family Property
02-04-407-006	1	Single-family Property	02-04-411-010	1	Single-family Property
02-04-407-007	1	Single-family Property	02-04-411-011	1	Single-family Property
02-04-407-008	1	Single-family Property	02-04-411-012	1	Single-family Property
02-04-407-009	1	Single-family Property	02-04-411-013	1	Single-family Property
02-04-407-010	1	Single-family Property	02-04-411-014	1	Single-family Property
02-04-408-001	1	Single-family Property	02-04-425-001	1	Single-family Property
02-04-408-002	1	Single-family Property	02-04-425-002	1	Single-family Property
02-04-408-003	1	Single-family Property	02-04-425-003	1	Single-family Property
02-04-408-004	1	Single-family Property	02-04-425-004	1	Single-family Property
02-04-408-005	1	Single-family Property	02-04-426-001	1	Single-family Property
02-04-408-006	1	Single-family Property	02-04-426-002	1	Single-family Property
02-04-408-007	1	Single-family Property	02-04-426-003	1	Single-family Property
02-04-408-008	1	Single-family Property	02-04-426-004	1	Single-family Property
02-04-408-009	1	Single-family Property	02-04-426-005	1	Single-family Property
02-04-408-010	1	Single-family Property	02-04-426-006	1	Single-family Property

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-426-007	1	Single-family Property	02-04-451-017	1	Condominium Property
02-04-426-008	1	Single-family Property	02-04-451-018	1	Condominium Property
02-04-426-009	1	Single-family Property	02-04-452-001	1	Single-family Property
02-04-426-010	1	Single-family Property	02-04-452-002	1	Single-family Property
02-04-426-011	1	Single-family Property	02-04-452-003	1	Single-family Property
02-04-426-012	1	Single-family Property	02-04-452-004	1	Single-family Property
02-04-426-013	1	Single-family Property	02-04-452-005	1	Single-family Property
02-04-426-014	1	Single-family Property	02-04-452-006	1	Single-family Property
02-04-426-015	1	Single-family Property	02-04-452-007	1	Single-family Property
02-04-426-016	1	Single-family Property	02-04-452-008	1	Single-family Property
02-04-426-017	1	Single-family Property	02-04-452-009	1	Single-family Property
02-04-427-002	1	Single-family Property	02-04-452-010	1	Single-family Property
02-04-427-003	1	Single-family Property	02-04-452-011	1	Single-family Property
02-04-427-004	1	Single-family Property	02-04-452-012	1	Single-family Property
02-04-427-005	1	Single-family Property	02-04-452-013	1	Single-family Property
02-04-427-006	1	Single-family Property	02-04-452-014	1	Single-family Property
02-04-427-007	1	Single-family Property	02-04-452-015	1	Single-family Property
02-04-427-008	1	Single-family Property	02-04-452-016	1	Single-family Property
02-04-427-009	1	Single-family Property	02-04-452-017	1	Single-family Property
02-04-427-010	1	Single-family Property	02-04-453-001	1	Single-family Property
02-04-427-011	1	Single-family Property	02-04-453-002	1	Single-family Property
02-04-427-012	1	Single-family Property	02-04-453-003	1	Single-family Property
02-04-427-014	1	Single-family Property	02-04-453-004	1	Single-family Property
02-04-427-015	1	Single-family Property	02-04-453-005	1	Single-family Property
02-04-427-016	1	Single-family Property	02-04-453-006	1	Single-family Property
02-04-428-001	1	Single-family Property	02-04-453-007	1	Single-family Property
02-04-428-002	1	Single-family Property	02-04-453-008	1	Single-family Property
02-04-428-003	1	Single-family Property	02-04-454-005	1	Single-family Property
02-04-428-004	1	Single-family Property	02-04-454-006	1	Single-family Property
02-04-428-005	1	Single-family Property	02-04-454-006	1	Single-family Property
02-04-428-006	1	Single-family Property	02-04-454-007	1	Single-family Property
02-04-428-007	1	Single-family Property	02-04-454-008	1	Single-family Property
02-04-428-008	1	Single-family Property	02-04-454-009	1	Single-family Property
02-04-428-009	1	Single-family Property	02-04-476-001	1	Single-family Property
02-04-428-010	1	Single-family Property	02-04-476-002	1	Single-family Property
02-04-428-011	1	Single-family Property	02-04-476-003	1	Single-family Property
02-04-429-001	1	Single-family Property	02-04-476-004	1	Single-family Property
02-04-429-002	1	Single-family Property	02-04-476-005	1	Single-family Property
02-04-429-003	1	Single-family Property	02-04-476-006	1	Single-family Property
02-04-451-003	1	Condominium Property	02-04-476-007	1	Single-family Property
02-04-451-004	1	Condominium Property	02-04-476-008	1	Single-family Property
02-04-451-005	1	Condominium Property	02-04-477-001	1	Single-family Property
02-04-451-006	1	Condominium Property	02-04-477-002	1	Single-family Property
02-04-451-007	1	Condominium Property	02-04-477-003	1	Single-family Property
02-04-451-008	1	Condominium Property	02-04-477-004	1	Single-family Property
02-04-451-009	1	Condominium Property	02-04-477-005	1	Single-family Property
02-04-451-010	1	Condominium Property	02-09-100-012	104	Townhome Property
02-04-451-011	1	Condominium Property	02-09-100-014	82	Single-family Property
02-04-451-012	1	Condominium Property	02-09-100-014	104	Townhome Property
02-04-451-013	1	Condominium Property	02-09-200-005	101	Single-family Property
02-04-451-014	1	Condominium Property	02-09-200-005	5	Townhome Property
02-04-451-015	1	Condominium Property	02-09-200-010	28	Single-family Property
02-04-451-016	1	Condominium Property	02-09-200-010	102	Townhome Property

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-09-400-007	9	Single-family Property	02-09-400-007	15	Townhome Property

Note: Refer to the "Maximum Parcel Special Tax Schedule" to determine the Maximum Parcel Special Tax for each Parcel Identification Number.

EXHIBIT B

PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109

PREPAYMENT FORMULA

All capitalized terms not defined in this Exhibit B shall have the meaning given to such terms in the Report.

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Pursuant to Section VI.F of the Report, the Maximum Parcel Special Tax may be prepaid and permanently satisfied under the conditions set forth therein. The Special Tax Bond Prepayment is calculated as follows.

1. Prior to the Issuance of any Bonds

The Special Tax Bond Prepayment for Residential Property prior to the issuance of any Bonds shall equal the amounts shown in Table A-1 below, subject to changes as described in Section IV.D of the Report. If at the time of the prepayment, the Parcel intending to prepay is not located within a Final Plat, the prepayment amount shall be calculated by multiplying the number of expected single-family, townhome, or condominiums Dwelling Units for such Parcel as shown on the Preliminary Plat, or applicable Final Plat by the corresponding prepayment amount per Dwelling Unit for the corresponding land use.

TABLE A-1

Land Use	Special Tax Bond Prepayment per Dwelling Unit
First Series Property	
Single-family Property	$22,977 / DU
Townhome Property	$18,611 / DU
Condominium Property	$15,693 / DU
Second Series Property	
Single-family Property	$22,977 / DU
Townhome Property	$18,611 / DU
Condominium Property	$15,693 / DU

2. First Series Property Prior to the Issuance of the Second Series Bonds

Prior to the issuance of the Second Series Bonds, the Special Tax Bond Prepayment for a Parcel means an amount equal to (a) the sum of (1) Principal,

(2) Premium, (3) Defeasance, and (4) Fees and (b) minus (1) the Reserve Fund Credit and (2) the Capitalized Interest Credit, where the terms "Principal," "Premium," "Defeasance," "Fees," "Reserve Fund Credit," and "Capitalized Interest Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and equals the quotient derived by dividing (a) the then current Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Maximum Parcel Special Taxes for First Series Property, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) of First Series Property that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds.

"Premium" means an amount equal to the Principal multiplied by the applicable redemption premium, if any, for any Bonds so redeemed with the proceeds of any such prepayment. Any applicable redemption premium shall be as set forth in the Bond Indenture.

"Defeasance" means the amount needed to pay interest on the Principal to be redeemed until the earliest redemption date for the outstanding Bonds less any Maximum Parcel Special Taxes heretofore paid for such Parcel and available to pay interest on the redemption date for the Bonds.

"Fees" equal the expenses of SSA No. 2005-109 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the lesser of the Reserve Fund Requirement (as such term is defined in the Bond Indenture) and the balance in the Reserve Fund (as such term is defined in the Bond Indenture), taking into account any prepaid Special Tax Bond Prepayments which have yet to be applied to the redemption of Bonds, multiplied by the quotient used to calculate Principal.

"Capitalized Interest Credit" shall equal the reduction in interest payable on the Bonds due to the redemption of Principal from the Special Tax Bond Prepayment from the redemption date for the Bonds redeemed from the Special Tax Bond Prepayment to the end of the capitalized interest period, as determined by the Consultant. No capitalized interest credit is given if the redemption date for the Bonds redeemed from the Special Tax Bond Prepayment is after the capitalized interest period.

3. Second Series Property Prior to the Issuance of the Second Series Bonds

Prior to the issuance of the Second Series Bonds, the Special Tax Bond Prepayment amount for a Parcel of Second Series Property shall be calculated

pursuant to the preceding Section A.1.

4. Subsequent to the Issuance of the Second Series Bonds

After the issuance of the Second Series Bonds, the Special Tax Bond Prepayment amount for a Parcel of First Series Property or Second Series Property shall be calculated pursuant to the preceding Section A.2 eliminating the reference to First Series Property when computing Principal.

The amount of any Partial Special Tax Bond Prepayment shall be computed pursuant to the preceding prepayment formula substituting the portion of the Maximum Parcel Special Tax to be prepaid for the Maximum Parcel Special Tax when computing Principal. The amount of any Special Tax Bond Prepayment or Partial Special Tax Bond Prepayment computed pursuant to this Section A shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined herein.

The sum of the amounts calculated above shall be paid t the City, deposited with the trustee, and used to pay and redeem Bonds in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. Upon the payment of the Special Tax Bond Prepayment amount to the City, the obligation to pay the portion of the Maximum Parcel Special Tax which is prepaid for such Parcel shall be deemed to be permanently satisfied, such portion of the Maximum Parcel Special Tax shall not be collected thereafter from such Parcel, and in the event the entire Maximum Parcel Special Tax is prepaid a satisfaction of special tax lien for such Parcel shall be recorded within 30 working days of receipt of the Special Tax Bond Prepayment.

B. MANDATORY PREPAYMENT

The Mandatory Special Tax Prepayment amount will be calculated using the applicable prepayment formula described in Section A above with the following modifications:

- The difference between the Maximum Parcel Special Taxes necessary for the annual debt service coverage ratio to equal one hundred ten percent (110%) and the Maximum Parcel Special Taxes computed pursuant to Section VI.G of the report shall serve as the numerator when computing Principal;
- The Maximum Parcel Special Taxes necessary for the annual debt service coverage ratio to equal 110% shall serve as the denominator when computing Principal;
- References to First Series Property shall be eliminated as applicable; and
- No Reserve Fund Credit will be given.

The amount of any Mandatory Special Tax Prepayment shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined in Section A.2 above.

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109

ALLOCATION OF EARTHWORK AND SOFT COSTS

All capitalized terms not defined in this Exhibit C shall have the meaning given to such terms in the Report.

The estimated costs for Eligible Improvements presented in Table 1 of the Report include a portion of soft costs (i.e. costs for engineering, surveying, etc.) and earthwork costs (i.e. costs for mass grading) attributable to public improvements. Below is a discussion of how the amounts of eligible soft and earthwork costs were determined for each respective category.

A. SOFT COSTS

The portion of soft costs allocable to public improvements, as shown in Table A-1 on the following page, is derived by first determining the percentage each public improvement category represents of the total land development costs. Such percentage is then multiplied by total soft costs of $3,217,755. The aggregate sum of the public improvement categories yields total soft costs of $1,345,743 that can be attributed to public improvements. The $1,345,743 is then allocated to the Residential Property, School Property, Fire Station Property, and Clubhouse Property according to the usage factors for each respective improvement category as detailed in Section C of the Report.

The soft costs allocable to the School Property, Fire Station Property, and Clubhouse Property, or $70,516, are not being funded through SSA No. 2005-109. The remaining difference of $1,275,227 of soft costs, which is attributable to the Residential Property, is not anticipated to be fully funded through SSA No. 2005-109 as shown in Table A-1 on the following page.

TABLE A-1

SOFT COST ALLOCATION

	PUBLIC IMPROVEMENT	(A) IMPROVEMENT COSTS	(B) PERCENTAGE OF TOTAL IMPROVEMENT COSTS	(C) TOTAL ALLOCABLE SOFT COSTS	(D) TOTAL ALLOCABLE SOFT COSTS FOR PUBLIC IMPROVEMENTS TO PHASE 1 PROPERTY AND PHASE 2 PROPERTY[1]	(E) ESTIMATED SOFT COSTS ALLOCABLE TO RESIDENTIAL PROPERTY[2]	(F) SOFT COSTS ANTICIPATED TO BE FINANCED BY SSA NO. 2005-109
(1)	Sanitary Sewer Facilities	$3,341,667	5.28% [3]	$169,974 [8]	$169,974	$168,382	$150,611
(2)	Water Facilities	$3,464,049	5.48% [4]	$176,199 [9]	$176,199	$168,717	$150,911
(3)	Storm Sewer Facilities	$6,607,000	10.44% [5]	$336,065 [10]	$336,065	$315,900	$281,722
(4)	Roads	$13,044,438	20.62% [6]	$663,505 [11]	$663,505	$622,228	$553,520
(5)	Other Land Development Costs	$36,799,040	58.17% [7]	$1,871,782 [12]	NA	NA	NA
(6)	**Grand Total [13]**	**$63,256,193**	**100.00%**	**$3,217,525**	**$1,345,743**	**$1,275,227**	**$1,136,764**

[1] Phase 1 Property includes First Series Property, the School Property, the Clubhouse Property, and the Fire Station Property. Phase 2 Property includes only Second Series Property., [2] Excludes all soft costs allocable to the School Property, Fire Station Property, and Clubhouse Property, [3] A1/A6, [4] A2/A6, [5] A3/A6, [6] A4/A6, [7] A5/A6, [8] B1*C1, [9] B2*C1, [10] B3*C1, [11] B4*C1, [12] B5*C1, [13] Amounts may vary due to rounding.

B. EARTHWORK

Of the $9,967,865 in total land development earthwork costs, the developer's engineer indicates $1,111,087 relates to grading of a swale/park area for drainage of the project. Based on the usage factors for allocating storm sewer usage as detailed in Section C of the Report, approximately $1,045,096 benefits the Residential Property within SSA No. 2005-109. The remaining $66,711 benefits the School Property, Fire Station Property, and Clubhouse Property.

The remaining earthwork costs (deducting the earthwork costs of the swale/park area from the total costs) of $8,856,058 are allocated to public improvements, namely public right-of-way and detention areas, on an acreage basis. The acreages for such right-of-way and detention areas are taken as a percentage of the total acreage of the project as shown in Table B-1 on the following page. Such percentages are then multiplied by the remaining earthwork costs of $8,856,058 yielding $1,781,037 attributable to the right-of-way and detention areas. (Note, the acreage of park area is not included as the earthwork costs of the park are included with the swale area. Furthermore, the project acreage does not include the detention/wetlands area south of Galena Road. It is expected the City will finance the development of this area. Such costs of development are not included in the SSA No. 2005-109 financing.) The $1,781,037 is then allocated to the Residential Property, School Property, Fire Station Property, and Clubhouse Property based on the usage factors outlined in Section C of the Report for each respective improvement use. The allocation results in $110,602 attributable to the School Property, Fire Station Property, and Clubhouse Property, and the remaining $1,670,435 attributable to Residential Property.

Aggregating the earthwork costs for public improvements that are allocable to the School Property, Fire Station Property, and Clubhouse Property, equals $177,312. The remaining earthwork costs for public improvements of $2,715,532, which is attributable to the Residential Property, is not anticipated to be fully funded through SSA No. 2005-109 as shown in Table B-2. All earthwork costs associated with the School Property, Fire Station Property, and the Clubhouse Property are not being funded through SSA No. 2005-109.

TABLE B-1

ACREAGE FOR EARTHWORK ALLOCATION

LAND USE	ACREAGE [1]	PERCENT OF TOTAL
Public right-of-way	63.17	19.10%
Private right-of-way	4.38	1.32%
Detention area	3.33	1.01%
School site	14.76	4.46%
Amenity Center	3.61	1.09%
Fire station	2.37	0.72%
Private easements	31.89	9.64%
Other	207.17	62.65%
Grand Total	330.68	100.00%

[1]Acreage does not include the detention/wetlands area south of Galena Road, the swale area, or the park area.

TABLE B-2

EARTHWORK COST ALLOCATION

	PUBLIC IMPROVEMENT	(A) ACREAGE	(B) PERCENTAGE OF TOTAL ACREAGE	(C) TOTAL ALLOCABLE EARTHWORK COSTS	(D) TOTAL ALLOCABLE EARTHWORK COSTS FOR PUBLIC IMPROVEMENTS TO PHASE 1 PROPERTY AND PHASE 2 PROPERTY[1]	(E) EARTHWORK COSTS ALLOCABLE TO RESIDENTIAL PROPERTY[2]	(F) EARTHWORK COSTS ANTICIPATED TO BE FINANCED BY SSA NO. 2005-109
	Storm Sewer Facilities						
(1)	Swale Area/Park Area	NA	NA	$1,111,807[6]	$1,111,807	$1,045,096	$876,101
(2)	Other Detention Areas	3.33	1.01%[3]	$89,129[7]	$89,129	$83,781	$70,234
(3)	Roads	63.17	19.10%[4]	$1,691,908[8]	$1,691,908	$1,586,654	$1,411,451
(4)	Other Acreage	264.18	79.89%[5]	$7,075,021[9]	NA	NA	$0
(5)	**Grand Total [10]**	**330.68**	**100.00%**	**$9,967,865**	**$2,892,844**	**$2,715,532**	**$2,357,785**

[1] Phase 1 Property includes First Series Property, the School Property, the Clubhouse Property, and the Fire Station Property. Phase 2 Property includes only Second Series Property.,
[2] Excludes all earthwork costs allocable to the School Property, Fire Station Property, and Clubhouse Property, [3] A2/A5, [4] A3/A5, [5] A4/A5, [6] Per the developer's engineer,
[7] B2*$8,856,058, [8] B3*$8,856,058, [9] B4*$8,856,058, [10] Amounts may vary due to rounding.

DAVID TAUSSIG & ASSOCIATES

EXHIBIT G

UNITED CITY OF YORKVILLE SSA NO. 2005-109

2018 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
First Series - Single Family Property						
02-04-328-027	1240	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-028	1239	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-029	1238	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-030	1237	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-031	1236	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-032	1235	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-033	1234	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-034	1233	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-035	1232	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-036	1231	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-037	1230	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-038	1229	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-039	1228	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-040	1227	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-041	1226	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-328-042	1225	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-332-001	1210	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-332-002	1211	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-332-003	1212	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-333-001	1253	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-333-002	1252	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-333-003	1251	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-333-004	1250	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-333-005	1245	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-333-006	1244	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-333-007	1243	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-333-008	1242	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-333-009	1241	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-404-002	1213	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-404-003	1214	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-404-004	1215	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-404-005	1216	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-404-006	1217	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-404-007	1218	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-404-008	1219	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-404-009	1220	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-404-010	1221	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-404-011	1222	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-404-012	1223	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-404-013	1224	SFD	1	$2,543.00	$667.38	$1,875.62

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-405-001	1249	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-405-002	1248	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-405-003	1247	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-405-004	1246	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-406-003	1093	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-406-004	1094	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-406-005	1095	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-406-006	1096	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-406-007	1097	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-406-008	1098	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-406-009	1099	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-406-010	1100	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-406-011	1101	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-407-002	1092	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-407-003	1091	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-407-004	1090	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-407-005	1089	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-407-006	1088	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-407-007	1087	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-407-008	1086	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-407-009	1085	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-407-010	1084	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-001	1131	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-002	1132	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-003	1133	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-004	1134	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-005	1135	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-006	1136	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-007	1137	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-008	1138	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-009	1123	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-010	1124	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-011	1125	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-012	1126	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-013	1127	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-014	1128	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-015	1129	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-408-016	1130	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-409-002	977	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-409-003	978	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-409-004	979	SFD	1	$2,543.00	$667.38	$1,875.62

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-409-005	980	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-409-006	981	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-409-007	982	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-409-008	983	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-409-009	984	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-409-010	985	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-409-011	986	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-410-001	1012	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-410-002	1013	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-410-003	1014	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-410-004	1015	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-410-005	1016	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-410-006	1017	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-410-007	1018	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-410-008	1019	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-410-009	1023	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-410-010	1024	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-410-011	1025	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-410-012	1026	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-410-013	1027	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-411-001	1011	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-411-002	1010	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-411-003	1009	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-411-004	1008	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-411-005	1007	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-411-006	1006	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-411-007	1005	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-411-008	1004	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-411-009	1003	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-411-010	1002	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-411-011	1001	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-411-012	1000	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-411-013	999	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-411-014	998	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-425-001	1102	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-425-002	1103	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-425-003	1104	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-425-004	1105	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-001	1116	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-002	1117	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-003	1118	SFD	1	$2,543.00	$667.38	$1,875.62

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PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-426-004	1119	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-005	1120	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-006	1121	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-007	1122	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-008	1106	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-009	1107	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-010	1108	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-011	1109	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-012	1110	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-013	1111	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-014	1112	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-015	1113	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-016	1114	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-426-017	1115	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-427-002	1028	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-427-003	1029	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-427-004	1030	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-427-005	1031	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-427-006	1032	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-427-007	1033	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-427-008	1034	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-427-009	1035	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-427-010	1036	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-427-011	1037	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-427-012	1038	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-427-014	1039	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-427-015	1040	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-427-016	1041	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-429-001	987	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-429-002	988	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-429-003	989	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-429-004	990	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-429-005	991	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-429-006	992	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-429-007	993	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-429-008	994	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-429-010	996	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-429-011	997	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-430-001	1022	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-430-002	1021	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-430-003	1020	SFD	1	$2,543.00	$667.38	$1,875.62

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-452-001	1163	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-002	1162	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-003	1161	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-004	1160	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-005	1159	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-006	1158	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-007	1157	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-008	1156	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-009	1147	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-010	1146	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-011	1145	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-012	1144	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-013	1143	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-014	1142	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-015	1141	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-016	1140	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-452-017	1139	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-453-001	1209	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-453-002	1208	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-453-003	1207	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-453-004	1206	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-453-005	1205	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-453-006	1204	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-453-007	1203	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-453-008	1202	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-454-001	1083	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-454-002	1082	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-454-003	1081	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-454-004	1080	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-454-005	1079	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-454-006	1078	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-476-001	1155	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-476-002	1154	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-476-003	1148	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-476-004	1149	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-476-005	1150	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-476-006	1151	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-476-007	1152	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-476-008	1153	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-477-001	1197	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-477-002	1198	SFD	1	$2,543.00	$667.38	$1,875.62

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-477-003	1199	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-477-004	1200	SFD	1	$2,543.00	$667.38	$1,875.62
02-04-477-005	1201	SFD	1	$2,543.00	$667.38	$1,875.62
		Subtotal	**207**	**$526,401.00**	**$138,147.66**	**$388,253.34**
First Series - Townhome Property						
02-04-325-002	421	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-003	422	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-004	423	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-005	424	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-007	420	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-008	419	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-009	418	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-010	417	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-012	413	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-013	414	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-014	415	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-015	416	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-017	412	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-018	411	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-019	410	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-020	409	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-022	405	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-023	406	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-024	407	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-025	408	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-027	404	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-028	403	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-029	402	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-030	401	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-032	397	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-033	389	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-034	399	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-035	400	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-037	396	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-038	395	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-039	394	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-040	393	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-042	392	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-043	391	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-044	390	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-045	389	THM	1	$2,061.00	$540.88	$1,520.12

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02-04-325-047	388	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-048	387	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-049	386	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-050	385	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-051	384	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-052	383	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-054	382	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-055	381	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-056	380	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-057	379	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-059	375	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-060	376	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-061	377	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-062	378	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-064	374	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-065	373	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-066	372	THM	1	$2,061.00	$540.88	$1,520.12
02-04-325-067	371	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-002	313	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-003	314	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-004	315	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-005	316	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-006	317	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-007	318	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-009	319	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-010	320	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-011	321	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-012	322	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-013	323	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-014	324	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-016	325	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-017	326	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-018	327	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-019	328	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-021	329	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-022	330	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-023	331	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-024	332	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-026	333	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-027	334	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-028	335	THM	1	$2,061.00	$540.88	$1,520.12

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02-04-326-029	336	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-030	337	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-031	338	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-033	339	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-034	340	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-035	341	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-036	342	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-038	346	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-039	345	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-040	344	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-041	343	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-043	350	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-044	349	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-045	348	THM	1	$2,061.00	$540.88	$1,520.12
02-04-326-046	347	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-002	430	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-003	429	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-004	428	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-005	427	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-006	426	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-007	425	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-009	431	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-010	432	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-011	433	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-012	434	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-013	435	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-014	436	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-016	437	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-017	438	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-018	439	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-019	440	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-020	441	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-021	442	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-023	446	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-024	445	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-025	444	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-026	443	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-028	450	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-029	449	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-030	448	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-031	447	THM	1	$2,061.00	$540.88	$1,520.12

United City of Yorkville
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Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-327-033	454	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-034	453	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-035	452	THM	1	$2,061.00	$540.88	$1,520.12
02-04-327-036	451	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-002	351	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-003	352	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-004	353	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-005	354	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-007	355	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-008	356	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-009	357	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-010	358	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-012	359	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-013	360	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-014	361	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-015	362	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-017	363	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-018	364	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-019	365	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-020	366	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-022	367	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-023	368	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-024	369	THM	1	$2,061.00	$540.88	$1,520.12
02-04-328-025	370	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-002	175	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-003	176	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-004	177	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-005	178	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-006	179	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-007	180	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-009	181	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-010	182	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-011	183	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-012	184	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-013	185	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-014	186	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-016	187	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-017	188	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-018	189	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-019	190	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-021	191	THM	1	$2,061.00	$540.88	$1,520.12

United City of Yorkville
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				2018 Special Tax Levy		
PIN	Lot	Land Use	# of Units	Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-329-022	192	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-023	193	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-024	194	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-025	195	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-026	196	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-028	197	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-029	198	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-030	199	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-031	200	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-033	201	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-034	202	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-035	203	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-036	204	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-038	205	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-039	206	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-040	207	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-041	208	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-043	209	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-044	210	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-045	211	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-046	212	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-048	213	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-049	214	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-050	215	THM	1	$2,061.00	$540.88	$1,520.12
02-04-329-051	216	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-002	312	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-003	311	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-004	310	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-005	309	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-006	308	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-007	307	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-009	275	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-010	276	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-011	277	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-012	278	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-014	279	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-015	263	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-016	262	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-017	261	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-018	283	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-019	284	THM	1	$2,061.00	$540.88	$1,520.12

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-330-021	303	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-022	304	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-023	305	THM	1	$2,061.00	$540.88	$1,520.12
02-04-330-024	306	THM	1	$2,061.00	$540.88	$1,520.12
02-04-331-002	274	THM	1	$2,061.00	$540.88	$1,520.12
02-04-331-003	273	THM	1	$2,061.00	$540.88	$1,520.12
02-04-331-004	272	THM	1	$2,061.00	$540.88	$1,520.12
02-04-331-005	271	THM	1	$2,061.00	$540.88	$1,520.12
02-04-331-007	270	THM	1	$2,061.00	$540.88	$1,520.12
02-04-331-008	269	THM	1	$2,061.00	$540.88	$1,520.12
02-04-331-009	268	THM	1	$2,061.00	$540.88	$1,520.12
02-04-331-010	267	THM	1	$2,061.00	$540.88	$1,520.12
02-04-331-011	266	THM	1	$2,061.00	$540.88	$1,520.12
02-04-331-012	265	THM	1	$2,061.00	$540.88	$1,520.12
02-04-331-014	264	THM	1	$2,061.00	$540.88	$1,520.12
02-04-331-015	263	THM	1	$2,061.00	$540.88	$1,520.12
02-04-331-016	262	THM	1	$2,061.00	$540.88	$1,520.12
02-04-331-017	261	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-002	217	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-003	218	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-004	219	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-005	220	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-007	221	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-008	222	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-009	223	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-010	224	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-012	225	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-013	226	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-014	227	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-015	228	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-017	229	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-018	230	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-019	231	THM	1	$2,061.00	$540.88	$1,520.12
02-04-401-020	232	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-002	285	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-003	286	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-004	287	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-005	288	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-007	289	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-008	290	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-009	291	THM	1	$2,061.00	$540.88	$1,520.12

United City of Yorkville
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				2018 Special Tax Levy		
PIN	Lot	Land Use	# of Units	Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-402-010	292	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-012	293	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-013	294	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-014	295	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-015	296	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-016	297	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-017	298	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-019	299	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-020	300	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-021	301	THM	1	$2,061.00	$540.88	$1,520.12
02-04-402-022	302	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-002	233	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-003	234	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-004	235	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-005	236	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-006	237	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-007	238	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-009	239	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-010	240	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-011	241	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-012	242	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-014	243	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-015	244	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-016	245	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-017	246	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-019	247	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-020	248	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-021	249	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-022	250	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-024	251	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-025	252	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-026	253	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-027	254	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-029	255	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-030	256	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-031	257	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-032	258	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-033	259	THM	1	$2,061.00	$540.88	$1,520.12
02-04-403-034	260	THM	1	$2,061.00	$540.88	$1,520.12
		Subtotal	**280**	**$577,080.00**	**$151,446.40**	**$425,633.60**

First Series - Condominium Property

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-018	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-019	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-020	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-021	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-022	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-023	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-024	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-025	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-026	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-027	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-028	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-029	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-030	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-031	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-032	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-033	1628	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-035	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-036	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-037	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-038	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-039	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-040	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-041	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-042	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-043	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-044	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-045	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-046	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-047	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-048	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-049	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-050	1629	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-052	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-053	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-054	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-055	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-056	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-057	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-058	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-059	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-060	1630	CND	1	$1,737.00	$455.86	$1,281.14

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-061	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-062	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-063	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-064	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-065	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-066	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-067	1630	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-069	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-070	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-071	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-072	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-073	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-074	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-075	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-076	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-077	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-078	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-079	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-080	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-081	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-082	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-083	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-084	1631	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-086	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-087	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-088	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-089	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-090	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-091	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-092	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-093	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-094	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-095	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-096	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-097	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-098	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-099	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-100	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-101	1632	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-228	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-229	1633	CND	1	$1,737.00	$455.86	$1,281.14

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-230	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-231	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-232	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-233	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-234	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-235	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-236	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-237	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-238	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-239	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-240	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-241	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-242	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-243	1633	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-245	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-246	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-247	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-248	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-249	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-250	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-251	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-252	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-253	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-254	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-255	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-256	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-258	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-259	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-260	1660	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-262	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-263	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-264	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-265	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-266	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-267	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-268	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-269	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-270	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-271	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-272	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-273	1659	CND	1	$1,737.00	$455.86	$1,281.14

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-274	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-275	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-276	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-277	1659	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-312	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-313	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-314	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-315	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-316	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-317	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-318	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-320	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-321	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-322	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-323	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-324	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-325	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-326	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-327	1657	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-329	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-330	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-331	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-332	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-333	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-334	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-335	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-336	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-337	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-338	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-339	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-340	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-341	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-342	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-343	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-344	1658	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-377	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-378	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-379	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-380	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-381	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-382	1656	CND	1	$1,737.00	$455.86	$1,281.14

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PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-383	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-384	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-385	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-386	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-387	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-388	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-389	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-390	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-391	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-392	1656	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-411	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-412	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-413	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-414	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-415	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-416	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-417	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-418	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-419	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-420	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-421	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-422	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-423	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-424	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-425	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-426	1655	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-437	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-438	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-439	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-440	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-441	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-442	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-443	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-444	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-445	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-446	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-447	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-448	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-449	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-450	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-451	1654	CND	1	$1,737.00	$455.86	$1,281.14

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PIN	Lot	Land Use	# of Units	2018 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-452	1654	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-479	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-480	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-481	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-482	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-483	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-484	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-485	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-486	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-487	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-488	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-489	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-490	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-491	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-492	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-493	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-494	1653	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-513	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-514	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-515	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-516	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-517	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-518	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-519	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-520	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-521	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-522	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-523	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-524	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-525	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-526	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-527	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-528	1651	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-547	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-548	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-549	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-550	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-551	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-552	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-553	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-554	1652	CND	1	$1,737.00	$455.86	$1,281.14

United City of Yorkville
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				2018 Special Tax Levy		
PIN	Lot	Land Use	# of Units	Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-555	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-556	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-557	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-558	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-559	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-560	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-561	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-390-562	1652	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-003	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-004	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-005	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-007	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-008	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-009	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-010	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-011	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-012	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-013	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-014	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-015	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-016	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-017	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-018	1634	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-020	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-021	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-022	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-023	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-024	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-025	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-026	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-027	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-028	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-029	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-030	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-031	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-032	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-033	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-034	1635	CND	1	$1,737.00	$455.86	$1,281.14
02-04-451-035	1635	CND	1	$1,737.00	$455.86	$1,281.14
		Subtotal	**285**	**$495,045.00**	**$129,920.10**	**$365,124.90**

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2018

PIN	Lot	Land Use	# of Units	2018 Special Tax Levy: Original Amount Levied	2018 Special Tax Levy: Amount to be Abated	2018 Special Tax Levy: Amount to be Collected
		GRAND TOTALS	**772**	**$1,598,526.00**	**$419,514.16**	**$1,179,011.84**
			(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)

DTA DAVID TAUSSIG & ASSOCIATES

Public Finance
Urban Economics

5000 Birch Street
Suite 6000
Newport Beach, CA 92660
Phone (800) 969-4382

Exhibit E

DAVID TAUSSIG & ASSOCIATES, INC.

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2005-108

ADMINISTRATION REPORT
LEVY YEAR 2018

NOVEMBER 5, 2018

Public Finance
Public Private Partnerships
Urban Economics

Newport Beach
Riverside
San Jose

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-108

2018 ADMINISTRATION REPORT

PREPARED FOR

UNITED CITY OF YORKVILLE
800 Game Farm Road
Yorkville, IL 60560

PREPARED BY

DAVID TAUSSIG & ASSOCIATES, INC.

Corporate Office
5000 Birch Street, Suite 6000
Newport Beach, California 92660

Division Offices
Riverside, California
San Jose, California

DAVID TAUSSIG & ASSOCIATES

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Introduction

This report calculates the 2018 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Number 2005-108 ("SSA No. 2005-108") Special Tax Bonds, Series 2006 (Autumn Creek Project) (the "Series 2006 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2005-108. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2005-108. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for ad valorem property taxes.

SSA No. 2005-108 was established by Ordinance No. 2006-25 (the "Establishing Ordinance"), adopted on March 28, 2006. The Establishing Ordinance authorized SSA No. 2005-108 to provide special services, issue bonds, and levy a special tax to repay the bonds.

Authorized Special Services

The authorized special services include:

- Engineering;
- Soil testing and appurtenant work;
- Mass grading and demolition;
- Storm water management facilities;
- Storm drainage systems and storm sewers;
- Site clearing and tree removal;
- Public water facilities;
- Sanitary sewer facilities;
- Erosion control measures;
- Roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, equipment and materials necessary for the maintenance thereof;
- Park improvements;
- Landscaping, wetland mitigation and tree installation;
- Costs for land and easement acquisitions relating to any of the foregoing improvements; and
- Required tap-on and related fees for water or sanitary sewer services and other eligible costs.

Bonded Indebtedness

The Establishing Ordinance specified that not more than $15,500,000 in bonds may be issued by SSA No. 2005-108. Ordinance No. 2006-26 (the "Bond Ordinance"), adopted on March 28, 2006 approved the form of a trust indenture and preliminary limited offering memorandum and provided

for the issuance of not more than $15,500,000 in Series 2006 Bonds. The Series 2006 Bonds were issued in the amount of $14,980,000 in April 2006.

The Series 2006 Bonds were refunded in February 2016. Ordinance No. 2016-14 (the "2016 Bond Ordinance"), adopted on February 9, 2016 approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $34,000,000 in bonds.

United City of Yorkville Special Service Area Number 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (the "Series 2016 Bonds") were issued in February 2016 in the amount of $28,840,000. The current debt service schedule is attached hereto as Exhibit D and a brief summary of any optional redemption of bonds is contained in Section VI herein.

Special Taxes

The Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2005-108 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2016 Bonds and the administration and maintenance of SSA No. 2005-108 and is attached hereto as Exhibit F. A table of the Maximum Parcel Special Taxes is included in Section III herein.

I. Special Tax Requirement

The SSA No. 2005-108 2018 Special Tax Requirement is equal to $801,606. As shown in Table 1 below, the 2018 Special Tax Requirement is equal to the sum of the Series 2016 debt service for the bond year ending March 1, 2020, estimated administrative expenses, and the contingency for estimated delinquent special taxes and less the estimated 2019 bond year-end fund balances and excess reserve funds.

TABLE 1
SPECIAL SERVICE AREA NO. 2005-108
2018 SPECIAL TAX REQUIREMENT

Sources of Funds		**$801,606**
Prior Year Surplus/(Deficit)	$0	
Earnings	$0	
Special Taxes		
Billed	$793,590	
Delinquency Contingency	$8,016	
Uses of Funds		**($801,606)**
Debt Service		
Interest - 09/01/2019	($203,295)	
Interest - 03/01/2020	($203,295)	
Principal - 03/01/2020	($367,000)	
Administrative Expenses	($20,000)	
Delinquent Special Taxes	($8,016)	
Projected Surplus/(Deficit) - 03/01/2020		**$0**

II. Account Activity Summary

The Trust Indenture for the Series 2016 Bonds (the "2016 Indenture") establishes four funds and two accounts. The four funds are the Bond and Interest Fund, Reserve Fund, Administrative Expense Fund, and Rebate Fund. Within the Bond and Interest Fund is the Special Redemption Account. Within the Administrative Expense Fund is the Cost of Issuance Account. A diagram of the funds and accounts is included herein as Exhibit A.

Money held in any of the funds and accounts can be invested at the direction of the City and in conformance with the limitations set forth in the 2016 Indenture. Investment interest earnings, if any, will generally be applied to the fund or account for which the investment is made. Diagrams of the application of special taxes and earnings are attached as Exhibits B and C, respectively.

A summary of account activity for the twelve months ending August 31, 2018 is shown in Table 2 on the following page.

TABLE 2
SPECIAL SERVICE AREA NO. 2005-108
AND SPECIAL SERVICE AREA NO. 2005-109, SERIES 2016
TRANSACTION SUMMARY

	ADMINISTRATIVE EXPENSE FUND	RESERVE FUND	BOND AND INTEREST FUND	SPECIAL REDEMPTION FUND
SOURCES OF FUNDS - ACTUAL				
Beginning Balance - 09/01/2017	$9,306	$2,483,467	$1,173,765	$782
Earnings	$363	$24,910	$7,412	$130
Special Taxes				
Prior Year(s)	$0	$0	$829,476	$0
Levy Year 2017				
SSA No. 2005-108	$0	$0	$617,588	$0
SSA No. 2005-109	$0	$0	$826,934	$0
Miscellaneous	$0	$0	$0	$0
USES OF FUNDS - ACTUAL				
Account Transfers	$0	($31,210)	$99,185	($67,975)
Administrative Expense Transfers				
Fiscal Year 2017 Prefunding	$53,194	$0	($53,194)	$0
Fiscal Year 2017 Budget	$300	$0	$0	($300)
Debt Service				
SSA No. 2005-108				
Interest - 09/01/2017	$0	$0	($214,868)	$0
Interest - 03/01/2018	$0	$0	($214,868)	$0
Principal - 03/01/2018	$0	$0	($328,000)	$0
SSA No. 2005-109				
Interest - 09/01/2017	$0	$0	($329,001)	$0
Interest - 03/01/2018	$0	$0	($329,001)	$0
Principal - 03/01/2018	$0	$0	($502,000)	$0
Bond Redemptions/Prepayments				
Receipts	$0	$0	$0	$67,846
Principal Redemption	$0	$0	($72,000)	$0
Redemption Premium	$0	$0	($1,440)	$0
Refund to Property Owners	$0	$0	($3,411)	$0
Administrative Expenses				
SSA No. 2005-108 and 2005-109	($33,473)	$0	$0	$0
Ending Balance - 08/31/2018	**$29,690**	**$2,477,167**	**$1,506,579**	**$483**

The calculation of the estimated 2019 bond year-end fund balances and excess reserve funds is shown in Table 3 below.

TABLE 3
SPECIAL SERVICE AREA NO. 2005-108
AND SPECIAL SERVICE AREA NO. 2005-109
ESTIMATED 2019 BOND YEAR-END FUND BALANCES
SEPTEMBER 1, 2018– MARCH 1, 2019

	Administrative Expense Fund	Reserve Fund	Bond And Interest Fund	Special Redemption Fund
Sources Of Funds - Projected				
Beginning Balance - 08/31/2018	$29,690	$2,477,167	$1,506,579	$483
Earnings	$0	$288	$0	$0
Special Taxes				
SSA No. 2005-108	$0	$0	$166,423	$0
SSA No. 2005-109	$0	$0	$269,784	$0
Uses Of Funds - Projected				
Account Transfers	$0	($1,215)	$1,215	$0
Administrative Expense Transfers				
Levy Year 2018 Prefunding	$0	$0	$0	$0
Levy Year 2017 Budget	$0	$0	$0	$0
Debt Service				
SSA No. 2005-108				
Interest - 09/01/2018	$0	$0	($208,530)	$0
Principal - 03/01/2019	$0	$0	($349,000)	$0
Interest - 03/01/2019	$0	$0	($208,530)	$0
SSA No. 2005-109				
Interest - 09/01/2018	$0	$0	($321,471)	$0
Principal - 03/01/2019	$0	$0	($535,000)	$0
Interest - 03/01/2019	$0	$0	($321,471)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0	$0	$0
Redemption Premium	$0	$0	$0	$0
Administrative Expenses				
Remaining Levy Year 2017 Expenses	($19,500)	$0	$0	$0
Ending Balance - 03/01/2019	$10,190	$2,476,240	$0	$483
Reserve Fund Requirement	$0	($2,476,240)	$0	$0
Funds Not Eligible for Levy Surplus	($10,190)	$0	$0	($483)
Projected Surplus/(Deficit) 03/01/2019	**$0**	**$0**	**$0**	**$0**

III. Maximum, Abated, and Extended Special Taxes

Pursuant to the Special Tax Roll and Report, the 2018 Maximum Parcel Special Taxes equal $1,085,126. For purposes of the Abatement Ordinance, subtracting the 2018 Special Tax Requirement of $801,605, results in an abatement of $283,521. In accordance with the Special Tax Roll and Report the Maximum Parcel Special Tax applicable to each Parcel in SSA 2005-108 is abated in equal percentages until the special tax remaining equals the Special Tax Requirement.

The maximum, abated, and extended special tax for each special tax classification is shown in Table 4 below. The Amended Special Tax Roll, which lists the maximum, abated, and extended special tax for each parcel, is attached as Exhibit G. Note, the special tax levy and abatement have been adjusted to reconcile with the special taxes set forth in the bond ordinance.

TABLE 4
SPECIAL SERVICE AREA NO. 2005-108
MAXIMUM, ABATED AND EXTENDED SPECIAL TAXES

Special Tax Classification	Maximum Parcel Special Tax	Abated Special Tax	Extended Special Tax
Single Family Dwelling Unit	$2,355.00	$600.08	$1,754.92
Single Family Dwelling Unit - Prepaid	$2,355.00	$2,355.00	$0.00
Townhome Dwelling Unit	$2,003.00	$510.38	$1,492.62
Townhome Dwelling Unit - Prepaid	$2,003.00	$2,003.00	$0.00

A comparison of the maximum and extended special tax amounts for 2018 and 2017 is shown in Table 5 below.

TABLE 5
SPECIAL SERVICE AREA NO. 2005-108
COMPARISON OF MAXIMUM AND EXTENDED SPECIAL TAXES

Special Tax Classification	Levy Year 2018	Levy Year 2017	Percentage Change
Maximum Parcel Special Tax			
Single Family Dwelling Unit	$2,355.00	$2,320.00	1.5%
Townhome Dwelling Unit	$2,003.00	$1,973.00	1.5%
Extended Special Tax			
Single Family Dwelling Unit	$1,754.92	$1,705.26	2.9%
Townhome Dwelling Unit	$1,492.62	$1,450.20	2.9%

The schedule of the remaining SSA No. 2005-108 Maximum Parcel Special Taxes is shown in Table 5 on the following page. The Maximum Parcel Special Taxes escalate one and one-half percent (1.50%) annually through 2034.

TABLE 5
SPECIAL SERVICE AREA NO. 2005-108
MAXIMUM PARCEL SPECIAL TAXES

Levy Year	Collection Year	Aggregate	Per Unit	
			Single Family	Townhome
2018	2019	$1,085,126	$2,355	$2,003
2019	2020	$1,263,309	$2,390	$2,033
2020	2021	$1,282,144	$2,426	$2,063
2021	2022	$1,301,296	$2,462	$2,094
2022	2023	$1,320,706	$2,499	$2,125
2023	2024	$1,340,433	$2,536	$2,157
2024	2025	$1,360,418	$2,574	$2,189
2025	2026	$1,380,720	$2,613	$2,222
2026	2027	$1,401,597	$2,652	$2,255
2027	2028	$1,422,474	$2,692	$2,289
2028	2029	$1,443,926	$2,732	$2,323
2029	2030	$1,465,378	$2,773	$2,358
2030	2031	$1,487,405	$2,815	$2,393
2031	2032	$1,509,749	$2,857	$2,429
2032	2033	$1,532,351	$2,900	$2,465
2033	2034	$1,555,270	$2,944	$2,502
2034	2035	$1,578,764	$2,988	$2,540

IV. Prior Year Special Tax Collections

The SSA No. 2005-108 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general ad valorem property taxes. The City may provide for other means of collecting the special tax, if necessary to meet the financial obligations of SSA No. 2005-108.

2017 Special Tax Receipts

As of October 31, 2018, SSA No. 2005-108 2017 special tax receipts totaled $784,012. There are no delinquent special taxes.

Tax Sales and Foreclosures

The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the special tax. The City is not currently pursuing any foreclosure actions.

No delinquent parcels were presented for tax sale at the Kendall County Annual Tax Sale in October 2018.

V. Development Status

SSA No. 2005-108 is comprised of three hundred seventeen (317) single family homes and two hundred fifty-seven (257) townhomes. Original projections were for three hundred seventeen (317) single family homes and two hundred fifty-eight (258) townhomes, one townhome was omitted. An aerial map of SSA No. 2005-108 is attached as Exhibit E. The number of units in each plat is summarized in Table 6 below.

TABLE 6
SPECIAL SERVICE AREA NO. 2005-108
LAND USE SUMMARY

Plat	Recorded	Land Use	Number of Units
Unit 1	Yes	Single Family	168
Unit 1	Yes	Townhome	257
Unit 3	No	Single Family	149
		Total	**574**

Equalized Assessed Value

The 2017 equalized assessed value for SSA No. 2005-108 was $31,386,928. The average assessed value per single-family dwelling unit equals $76,457. The average assessed value per townhome dwelling unit equals $43,196.

VI. Outstanding Bonds

The SSA No. 2005-108 portion of the Series 2016 Bonds issued in February 2016 was $11,409,000. As of September 2, 2018, the outstanding principal was $10,678,000. The current debt schedule adjusted for early redemptions from special tax prepayments is attached herein as Exhibit D.

Bond Redemptions from Special Tax Prepayments

As a result of special tax prepayments received from property owners and mandatory prepayments received by developers, $2,187,000 of the Series 2006 Bonds and $96,000 of the Series 2016 bonds have been redeemed, as shown in Table 7 below.

TABLE 7
SPECIAL SERVICE AREA NO. 2005-108
SPECIAL MANDATORY BOND REDEMPTIONS
FROM SPECIAL TAX PREPAYMENTS

Redemption Date	Bonds Redeemed
March 1, 2008	$282,000
September 1, 2008	$107,000
March 1, 2009	$23,000
March 1, 2012	$1,775,000
September 1, 2016	$24,000
March 1, 2018	$72,000
Total Redeemed	**$2,283,000**

Special Tax Prepayments

The SSA No. 2005-108 Maximum Parcel Special Tax may be prepaid and permanently satisfied, or prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture. The prepayment calculation formula is set forth in the Special Tax Roll and Report.

To-date, the Maximum Parcel Special Tax has been prepaid in full for twelve (12) single family dwelling units and eight (8) townhome dwelling units. No partial prepayments have been received.

VII. Equalized Assessed Value and Value to Lien Ratio

The SSA No. 2005-108 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 8 below.

TABLE 8
SPECIAL SERVICE AREA NO. 2005-108
EQUALIZED ASSESSED VALUE AND VALUE TO LIEN RATIO

2017 Equalized Assessed Value[1]	2017 Appraised Value[2]	Outstanding Bonds[3]	Value to Lien Ratio
$31,386,928	$94,160,784	$10,678,000	8.82:1

1 Source: Kendall County
2 Based on three times the equalized assessed value of the special service area.
3 As of September 2, 2018.

VIII. Ad Valorem Property Tax Rates

The 2017 general ad valorem tax rates for SSA No. 2005-108 are shown in Table 9 below.

TABLE 9
SPECIAL SERVICE AREA NO. 2005-108
2017 AD VALOREM PROPERTY TAX RATES

City Rates[5]		**0.647030%**
Corporate	0.204900%	
Bonds and Interest	0.000000%	
I.M.R.F.	0.000000%	
Police Protection	0.200250%	
Police Pension	0.196900%	
Garbage	0.000000%	
Audit	0.006140%	
Liability Insurance	0.008180%	
Social Security/IMRF	0.030660%	
School Crossing Guard	0.000000%	
Unemployment Insurance	0.000000%	
Road and Bridge Transfer	0.000000%	
Kendall Township[5]		**10.175050%**
County	0.708790%	
Bristol-Kendall Fire Protection District	0.742510%	
Forest Preserve	0.175210%	
Junior College #516	0.551350%	
Yorkville Library	0.299360%	
Yorkville/Bristol Sanitary District	0.000000%	
Kendall Township	0.099690%	
Kendall Road District	0.253750%	
School District CU-115	7.344390%	
Total Tax Rate		**10.822080%**

4 Source: Kendall County, for Tax Codes BR005 and BR069.

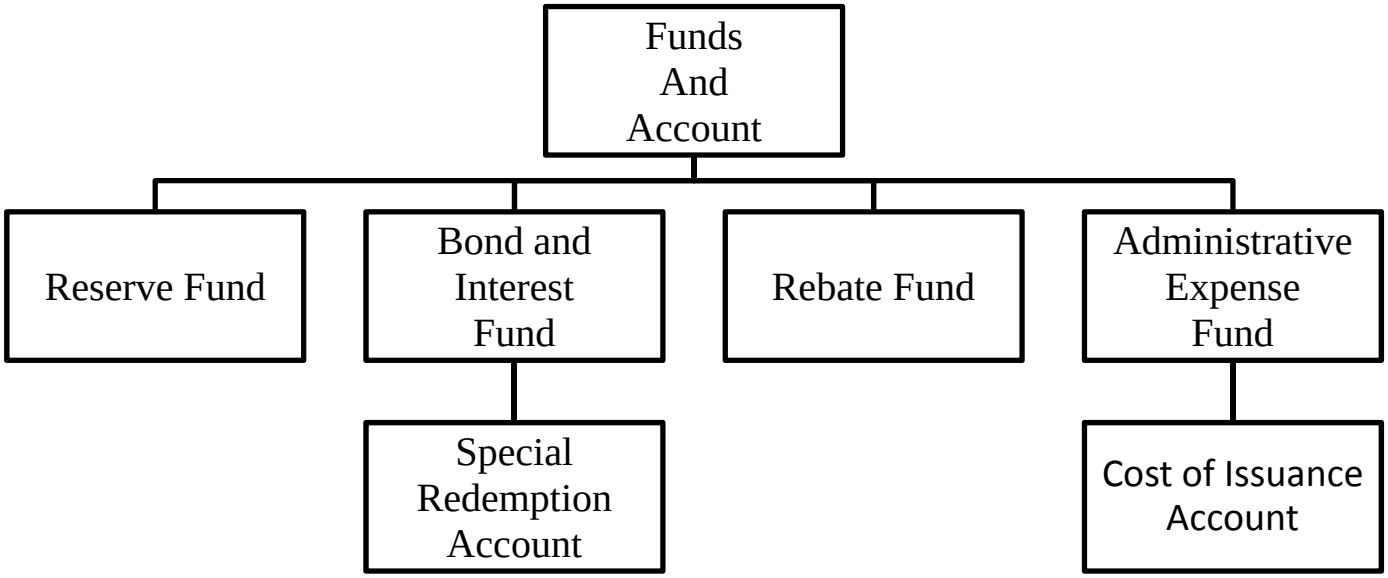
DAVID TAUSSIG & ASSOCIATES

EXHIBIT A

UNITED CITY OF YORKVILLE SSA NO. 2005-108

FUNDS AND ACCOUNTS

United City of Yorkville
Special Service Area No. 2005-108 and 2005-109
Funds and Accounts



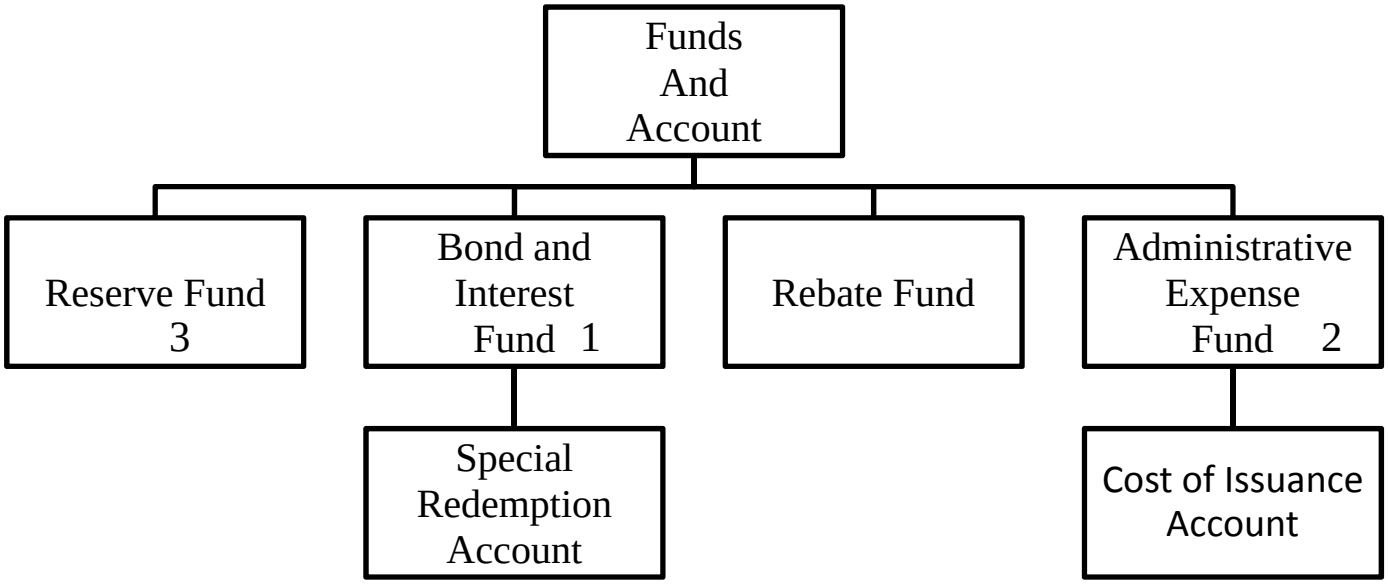
DAVID TAUSSIG & ASSOCIATES

EXHIBIT B

UNITED CITY OF YORKVILLE SSA NO. 2005-108

APPLICATION OF SPECIAL TAX

United City of Yorkville
Special Service Area No. 2005-108 and 2005-109
Application of Special Tax[1]



1. Special Tax applied in sequence shown.

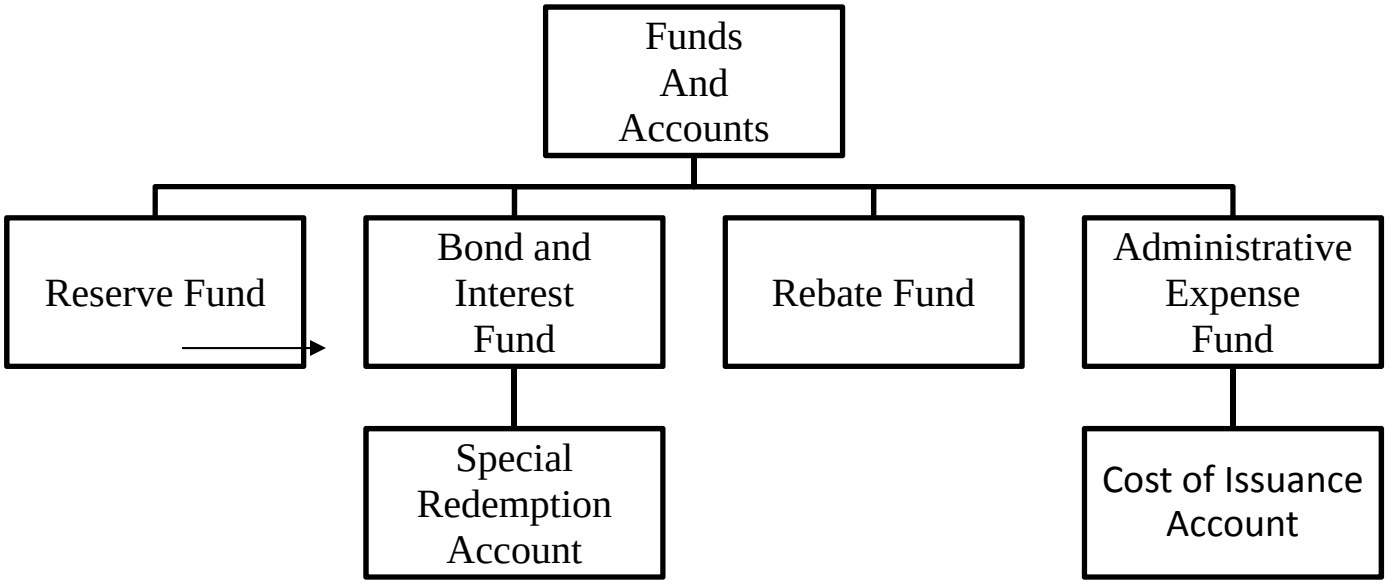
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EXHIBIT C

UNITED CITY OF YORKVILLE SSA NO. 2005-108

APPLICATION OF EARNINGS

United City of Yorkville
Special Service Area No. 2005-108 and 2005-109
Application of Earnings[1]



1. Earnings remain in fund or account from which they accrued unless otherwise indicated.

DAVID TAUSSIG & ASSOCIATES

EXHIBIT D

UNITED CITY OF YORKVILLE SSA NO. 2005-108

DEBT SERVICE SCHEDULE

DTA DAVID TAUSSIG & ASSOCIATES

United City of Yorkville Special Service Area No. 2005-108 Debt Service Schedule				
Year Ending (3/1)	**Payment Date**	**Principal**	**Interest**	**Debt Service**
2017	9/1/2016	$0	$222,382	$222,382
2017	3/1/2017	$307,000	$218,055	$525,055
2018	9/1/2017	$0	$213,450	$213,450
2018	3/1/2018	$328,000	$213,450	$541,450
2019	9/1/2018	$0	$208,530	$208,530
2019	3/1/2019	$349,000	$208,530	$557,530
2020	9/1/2019	$0	$203,295	$203,295
2020	3/1/2020	$367,000	$203,295	$570,295
2021	9/1/2020	$0	$197,790	$197,790
2021	3/1/2021	$390,000	$197,790	$587,790
2022	9/1/2021	$0	$191,940	$191,940
2022	3/1/2022	$413,000	$191,940	$604,940
2023	9/1/2022	$0	$187,036	$187,036
2023	3/1/2023	$435,000	$187,036	$622,036
2024	9/1/2023	$0	$181,326	$181,326
2024	3/1/2024	$459,000	$181,326	$640,326
2025	9/1/2024	$0	$175,015	$175,015
2025	3/1/2025	$483,000	$175,015	$658,015
2026	9/1/2025	$0	$167,770	$167,770
2026	3/1/2026	$510,000	$167,770	$677,770
2027	9/1/2026	$0	$159,801	$159,801
2027	3/1/2027	$537,000	$159,801	$696,801
2028	9/1/2027	$0	$151,075	$151,075
2028	3/1/2028	$569,000	$151,075	$720,075
2029	9/1/2028	$0	$136,850	$136,850
2029	3/1/2029	$610,000	$136,850	$746,850
2030	9/1/2029	$0	$121,600	$121,600
2030	3/1/2030	$654,000	$121,600	$775,600
2031	9/1/2030	$0	$105,250	$105,250
2031	3/1/2031	$697,000	$105,250	$802,250
2032	9/1/2031	$0	$87,825	$87,825
2032	3/1/2032	$745,000	$87,825	$832,825
2033	9/1/2032	$0	$69,200	$69,200
2033	3/1/2033	$795,000	$69,200	$864,200
2034	9/1/2033	$0	$53,300	$53,300
2034	3/1/2034	$842,000	$53,300	$895,300
2035	9/1/2034	$0	$36,460	$36,460
2035	3/1/2035	$887,000	$36,460	$923,460
2036	9/1/2035	$0	$18,720	$18,720
2036	3/1/2036	$936,000	$18,720	$954,720
		$11,313,000	$5,772,904	$17,085,904
Outstanding Principal as of 09/02/2018				**$10,678,000**

DAVID TAUSSIG & ASSOCIATES

EXHIBIT E

UNITED CITY OF YORKVILLE SSA NO. 2005-108

AERIAL EXHIBIT OF SSA BOUNDARIES


United City of Yorkville
SSA 2005-108
20
Old Glory Dr
Sunset Ave
Sunset St
Parkway Dr
Kennedy Rd
Lillian Ln
Christy Ln
Emerald Ln
Sage Ct
Crimson Ln
Coral Dr
Switchgrass Ln
Coneflower Ct
Orchid St
Sienna Dr
Emerald Ct
Timberview Ln
© 2008 Acxiom
© 2008 Tele Atlas
Google

DAVID TAUSSIG & ASSOCIATES

EXHIBIT F

UNITED CITY OF YORKVILLE SSA NO. 2005-108

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2005-108

SPECIAL TAX ROLL AND REPORT

MARCH 28, 2006

Prepared for

UNITED CITY OF YORKVILLE
800 Game Farm Road
Yorkville, IL 60560
(630) 553-7575

Prepared by

DAVID TAUSSIG & ASSOCIATES, INC.
1301 Dove Street, Suite 600
Newport Beach, CA 92660
(949) 955-1500

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-108
(AUTUMN CREEK)

SPECIAL TAX ROLL AND REPORT
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I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. _____ passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on March 28, 2006 in connection with the proceedings for Special Service Area Number 2005-108 (hereinafter referred to as "SSA No. 2005-108"), this Special Tax Roll and Report of SSA No. 2005-108 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

"Act" means the Special Service Area Tax Act, being 35 ILCS 200/27-5 et seq., as amended.

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2005-108 and the Bonds as determined by the City or its designee including, but not limited to, the following: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the fiscal agent and/or trustee for any Bonds; the costs of the fiscal agent and/or trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs of the City or designee in applying for and maintaining ratings of the Bonds; the costs associated with the release of funds from any escrow account or funds held pursuant to the Bond Indenture; and any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement, or other investment of funds held under the Bond Indenture. Administrative Expenses shall also include amounts advanced by the City for any administrative purpose of SSA No. 2005-108 including the costs of computing Special Tax Bond Prepayment amounts, recording of lien satisfaction or other notices related to a Special Tax Bond Prepayment or Mandatory Special Tax Prepayment, discharge or satisfaction of Special Taxes; the administrative costs associated with upgrading the software utilized by Kendall County relating to the Special Tax; and the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing.

"Bond Indenture" means the trust indenture and any supplemental indentures between the City and the trustee named therein authorizing the issuance of the Bonds.

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA No. 2005-108, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements authorized pursuant to the Establishing Ordinance.

"Calendar Year" means the twelve-month period starting January 1 and ending December 31.

"City" means the United City of Yorkville, County of Kendall, State of Illinois.

"Consultant" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2005-105.

"Council" means the City Council of the United City of Yorkville, having jurisdiction over SSA No. 2005-108.

"County" means the County of Kendall, State of Illinois.

"Dwelling Unit" or "DU" means a residential dwelling unit.

"Final Plat" means a final plat of subdivision approved by the City and recorded with the County which creates individual single-family home lots and/or townhome lots.

"Mandatory Special Tax Prepayment" means the Special Tax Bond Prepayment required pursuant to Section VI.G herein and calculated pursuant to Exhibit B herein.

"Maximum Parcel Special Tax" means the maximum special tax, determined in accordance with Section VI that can be collected by the City in any Calendar Year on any Parcel.

"Maximum Parcel Special Taxes" means the amount determined by multiplying the actual or anticipated number of Single-family Property Dwelling Units and Townhome Property Dwelling Units, in accordance with Section VI.B, by the applicable Maximum Parcel Special Tax.

"Parcel" means a lot, parcel, and/or other interest in real property within the boundaries of SSA No. 2005-108 to which a permanent index number ("PIN") is assigned as determined from a PIN Map or the County assessment roll.

"Partial Special Tax Bond Prepayment" means that amount required to partially prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein.

"PIN Map" means an official map of the Kendall County Mapping Department or other authorized County official designating lots, parcels, and/or other interests in real property by permanent index number.

"Preliminary Plat" means the preliminary subdivision plat for SSA No. 2005-108 approved by the City.

"Residential Property" means all Parcels within the boundaries of SSA No. 2005-108 on which Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Preliminary Plat or applicable Final Plat.

"School District" means the Yorkville Community Unit School District 115.

"School Property" means the property within the boundaries of SSA No. 2005-108 on which a proposed elementary school has been, may be, or is anticipated to be constructed as determined from the Preliminary Plat or any Final Plat.

"Single-family Property" means all Parcels within the boundaries of SSA No. 2005-108 on which single-family Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

"Special Tax" means the special tax to be extended in each Calendar Year on each Parcel.

"Special Tax Bond Prepayment" means that amount required to prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein in order to fully release the lien of the Maximum Parcel Special Tax.

"Special Tax Requirement" means that amount determined by the City or its designee as required in any Calendar Year to pay: (1) the Administrative Expenses, (2) debt service on any Bonds, (3) reasonably anticipated delinquent Special Taxes, (4) any amount required to replenish any reserve fund established in connection with such Bonds, (5) the costs of credit enhancement and fees for instruments that serve as the basis of a reserve fund in lieu of cash related to any such Bonds, and less (6) available funds as directed under the Bond Indenture.

"Special Tax Roll" means the Special Tax Roll included herein as Exhibit A, as may be amended pursuant to Section VI.E.

"Townhome Property" means all Parcels within the boundaries of SSA No. 2005-108 on which townhome Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA NO. 2005-108

SSA No. 2005-108 consists of approximately two hundred sixty-five (265) acres and is generally located northwest of State Route 34 and southeast of the Bristol Lake Subdivision. A legal description is attached as Exhibit D of the Establishing Ordinance.

B. ANTICIPATED LAND USES

SSA No. 2005-108 is anticipated to consist of three hundred and seventeen (317) single-family Dwelling Units (i.e., single-family homes), and two hundred fifty-eight (258) townhome Dwelling Units, and an elementary school.

IV. SPECIAL SERVICES

SSA No. 2005-108 has been established to finance certain special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth below.

A. GENERAL DESCRIPTION

1. ELIGIBLE IMPROVEMENTS

The special services that are eligible to be financed by SSA No. 2005-108 consist of certain public improvements with appurtenances and appurtenant work in connection therewith necessary to serve SSA No. 2005-108 (hereinafter referred to as the "Eligible Improvements"). The Eligible Improvements are generally described as follows: the acquisition, construction and installation of public improvements including, but not limited to:

- City owned sanitary sewer facilities, water facilities, road facilities, storm sewer facilities, public parks and park improvements, including, but not limited to, engineering, surveying, soil testing and appurtenant work, mass grading and demolition, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, paths and related street improvements, and equipment and materials necessary for the maintenance thereof, landscaping, wetland mitigation, public park improvements and tree installation, costs for land and easement acquisitions or dedications relating to any of the

foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs.

2. SSA FUNDED IMPROVEMENTS

SSA No. 2005-108 is anticipated to fund the cost associated with the following improvements (subject to alternatives, modifications, and/or substitutions as described in Section IV.D below):

- SSA No. 2005-108 is anticipated to fund certain on-site and off-site public facilities and the road impact fees associated with the construction of Kennedy Road, subject to the alternatives, modifications, and/or substitutions as described in Section IV. D below.

B. ESTIMATED COSTS

The estimated costs for the Eligible Improvements and the amounts anticipated to be financed by SSA No. 2005-108 are presented in Table 1 below. The costs anticipated to be financed by SSA No. 2005-108 do not include any costs allocated to the School Property. Therefore, the School Property will be exempt from the Special Tax.

TABLE 1
ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS

PUBLIC IMPROVEMENT	GRAND TOTAL	ELIGIBLE IMPROVEMENTS ALLOCABLE TO RESIDENTIAL PROPERTY	SSA NO. 2005-108 FUNDED IMPROVEMENTS
Sanitary Sewer	$2,606,012	$2,390,549	$2,188,042
Water	$2,049,445	$1,879,998	$1,670,537
Roads	$8,057,199	$7,030,449	$4,780,282
Storm Sewer	$3,634,117	$3,383,772	$2,964,624
Grand Total	$16,346,773	$14,684,768	$11,603,485

C. ALLOCATION

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2005-108 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2005-108 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or

used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

1. BENEFIT AREA

The eligible public improvements are designed with the intent to specifically service SSA No. 2005-108 and the School Property, and therefore the benefit area includes only such property. Each land use type is allocated a share of each public facility type in accordance with the public facility usage factors described below.

2. PUBLIC FACILITY USAGE

Once the benefit area has been established, the special services may be allocated among the various properties within such area in accordance with use. As is discussed in the following sections, commonly accepted measures for public facility usage indicate that the benefit conferred by the Eligible Improvements applies uniformly by land use type.

a. SANITARY SEWER AND WATER USAGE

The primary determinant of sanitary sewer and water usage is the applicable population equivalent, or P.E. Household population is the criteria commonly used to project sewer and water service demand. *Wastewater Engineering, Third Edition* indicates that residential wastewater flow rates are typically determined on the basis of population density and the average per capita contribution of wastewater. The Illinois Environmental Protection Agency's criteria for water storage and distribution systems assume an everyday use equal to 50 gallons per day per person. In addition, an emergency capacity is set at 50 gallons per day per person. This equates to 350 gallons per day for each single-family home given the applicable IEPA P.E. factor of 3.5 for single-family homes.

The IEPA does not publish P.E. factors for townhome Dwelling Units. However, IEPA indicates that the published P.E. factors for apartments may be used to estimate P.E. for townhomes. P.E. factors for apartments range from 1.5 to 3.0 depending upon bedroom count. As each townhome Dwelling Unit is anticipated to have two or three bedrooms, the P.E. factor of 3.0 for two to three-bedroom apartments is used.

Sewer and water demand for public schools is a function of the estimated number of students and employees. The School District indicates the proposed elementary school to have a capacity of approximately 650 students and 30 employees. Applying the IEPA

standards of 0.25 gallons per student and employee per day yields a total P.E. of 170.00 for the proposed elementary school.

b. ROAD USAGE

Road usage is typically computed on the basis of anticipated trip generation. The Institute of Traffic Engineers publication *Trip Generation Seventh Edition*, indicates average weekday trips per single-family detached home and townhome Dwelling Unit of 9.57 and 5.86, respectively.

The average weekday trips associated with an elementary school are typically expressed per student and are estimated by Trip Generation Sixth Edition at 1.02 per elementary school student.

c. STORM SEWER USAGE

Storm sewer facilities are sized based upon estimated storm flows which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "Urban Hydrology for Small Watersheds: TR-55" (the "TR-55 Manual"), the United States Department of Agriculture indicates average "runoff curve numbers" for purposes of measuring storm flows or runoff. The runoff curve equation estimates storm runoff given a particular volume of rainfall. The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development vary by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. The TR-55 Manual estimates impervious ground area at approximately 30.00% for development densities of 3 units to an acre, 38.00% for development densities of 4 units to an acre, and 65.00% for development densities of 8 or greater units to an acre. Generally, the greater the density the more impervious area per acre. The gross densities for the single-family homes and townhomes are approximately three to an acre and eight to an acre, respectively.

The TR-55 Manual does not contain impervious ground areas for elementary schools. The impervious ground coverage factors for the School Property have been provided by the School District and are based on design plans for existing school facilities.

Tables 2 – 4 on the following pages show these public improvement usage factors and their equivalency (i.e., the relationship of these factors among the different land uses within SSA No. 2005-108).

TABLE 2

SEWER AND WATER USAGE FACTORS
P.E. AND EQUIVALENT UNITS

	Land Use	COUNT			P.E.	Total P.E.[1]	Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Students	Employees				
(1)	Single-Family Property (DU)	317	NA	NA	3.5	1,109.50	1.00	317.00
(2)	Townhome Property (DU)	258	NA	NA	3.0	774.00	0.86	221.88
	School Property						48.57	48.57
(3)	(Per Student)	NA	650	NA	0.25	162.50		
(4)	(Per Employee)	NA	NA	30	0.25	7.50		
Grand Total[4]		575	650	30	NA	2,053.50	NA	587.45

[1] P.E. factor multiplied by applicable number of dwelling units, students, employees.
[2] Equivalent units for land uses 1 and 2 computed by dividing P.E. factor for each land use by P.E. factor for single-family land use. Equivalent units for 3 and 4 computed by dividing total P.E. by P.E. factor for single-family land use.
[3] Equivalent unit factor multiplied by applicable number of dwelling units or schools, as applicable.
[4] Calculations may vary slightly due to rounding.

TABLE 3

ROAD USAGE FACTORS
TRIPS AND EQUIVALENT UNITS

	Land Use	COUNT			Average Weekday Trip Factor	Total Weekday Trips[1]	Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Students	Employees				
(1)	Single-Family Property (DU)	317	NA	NA	9.57	3,033.69	1.00	317.00
(2)	Townhome Property (DU)	258	NA	NA	5.86	1,511.88	0.61	157.38
	School Property						69.28	69.28
(3)	(Per Student)	NA	650	NA	1.02	663.00		
(4)	(Per Employee)	NA	NA	30	NA	0.00		
Grand Total[4]		575	650	30	NA	5,208.57	NA	543.66

[1] Average weekday trip factor multiplied by applicable number of dwelling units, students, or employees.
[2] Equivalent units for land uses 1 and 2 computed by dividing average weekday trip factor for each land use by average weekday trip factor for a single-family home. Equivalent units for 3 and 4 computed by dividing total average weekday trips by average weekday trip factor for a single-family home.
[3] Equivalent unit factor multiplied by applicable number of dwelling units or schools, as applicable.
[4] Calculations may vary slightly due to rounding.

TABLE 4

STORM SEWER MANAGEMENT FACTORS
IMPERVIOUS AREA AND EQUIVALENT UNITS

	Land Use	COUNT			Coverage Factor	Impervious Area		Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Lot Size Per DU / Site	Acres		Per DU / Site	Total		
(1)	Single-Family Property (DU)	317	18,789	NA	30%	5,637	1,786,929	1.00	317.00
(2)	Townhome Property (DU)	258	5,648	NA	65%	3,671	947,118	0.65	167.70
(3)	School Property	NA	NA	16.0	29%	202,118	202,118	35.86	35.86
Grand Total[4]		575	NA	16.0	NA	NA	2,936,165	NA	520.56

[1] Impervious area per dwelling unit for land uses 1 and 2 computed by multiplying coverage factor by lot size.
[2] Equivalent units for land uses 1 and 2 computed by dividing impervious area for each land use by impervious area for single-family land use. Equivalent units for land use 3 computed by dividing total impervious area by impervious area for the typical single-family home.
[3] Equivalent unit factor multiplied by applicable number of dwelling units or schools, as applicable.
[4] Calculations may vary slightly due to rounding.

3. ALLOCATED COSTS

The Eligible Improvements must be allocated in accordance with the appropriate usage factors discussed above. For example, sanitary sewer and water facilities are allocated on a P.E. basis. Road facilities are allocated in proportion to estimated trip generation and storm sewer facilities are allocated on impervious area. As shown in Tables 5 – 8, the allocated cost per equivalent unit is computed by dividing the estimated improvement costs shown in Table 1 by the applicable equivalent units for Single-family Property, Townhome Property, and School Property. The total allocated costs for each land use type is computed by multiplying the allocated cost per equivalent unit by the applicable equivalent units. A summary of the allocated costs is presented in Table 9.

The portion of the Eligible Improvements to be financed with bond proceeds is shown in Table 10. All Eligible Improvements that are not financed through SSA No. 2005-108 (which include all Eligible Improvements allocated to the School Property) will be funded by the developer and are categorized as "Developer's Equity."

TABLE 5

SANITARY SEWER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[5]
(1)	Single-Family Property (DU)	317.00	$1,406,257[2]
(2)	Townhome Property (DU)	221.88	$984,291[3]
(3)	School Property (per site)	48.57	$215,463[4]
(4)	Grand Total	587.45	$2,606,012

[1] From Table 2
[2] $2,606,012/B4*B1
[3] $2,606,012/B4*B2
[4] $2,606,012/B4*B2
[5] Amounts may vary due to rounding.

TABLE 6

WATER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[5]
(1)	Single-Family Property (DU)	317.00	$1,105,922[2]
(2)	Townhome Property (DU)	221.88	$774,076[3]
(3)	School Property (per site)	48.57	$169,447[4]
(4)	Grand Total	587.45	$2,049,445

[1] From Table 2
[2] $2,049,445/B4*B1
[3] $2,049,445/B4*B2
[4] $2,049,445/B4*B3
[5] Amounts may vary due to rounding.

TABLE 7

ROAD COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[5]
(1)	Single-Family Property (DU)	317.00	$4,698,032[2]
(2)	Townhome Property (DU)	157.38	$2,332,417[3]
(3)	School Property (per site)	69.28	$1,026,750[4]
(4)	Grand Total	543.66	$8,057,199

[1] From Table 3
[2] $8,057,199/B4*B1
[3] $8,057,199/B4*B2
[4] $8,057,199/B4*B3
[5] Amounts may vary due to rounding.

TABLE 8

STORM SEWER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Cost Per Unit[5]
(1)	Single-Family Property (DU)	317.00	$2,213,030[2]
(2)	Townhome Property (DU)	167.70	$1,170,742[3]
(3)	School Property (per site)	35.86	$250,345[4]
(4)	Grand Total	520.56	$3,634,117

[1] From Table 4
[2] $3,634,117/B4*B1
[3] $3,634,117/B4*B2
[4] $3,634,117/B4*B3
[5] Amounts may vary due to rounding.

TABLE 9

ALLOCATED COSTS BY LAND USE

PUBLIC IMPROVEMENT [1]	GRAND TOTAL	SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY	SCHOOL PROPERTY
Sanitary Sewer	$2,606,012	$1,406,257	$984,291	$215,463
Water	$2,049,445	$1,105,922	$774,076	$169,447
Roads	$8,057,199	$4,698,032	$2,332,417	$1,026,750
Storm Sewer	$3,634,117	$2,213,030	$1,170,742	$250,345
Grand Total	$16,346,773	$9,423,242	$5,261,526	$1,662,005

[1] Amounts may vary due to rounding.

TABLE 10

FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENT [1]	GRAND TOTAL	SSA NO. 2005-108			DEVELOPER'S EQUITY
		TOTAL FOR SSA NO. 2005-108	SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY	
Sanitary Sewer	$2,606,012	$2,188,042	$1,203,750	$984,291	$417,970
Water	$2,049,445	$1,670,537	$896,461	$774,076	$378,908
Roads	$8,057,199	$4,780,282	$2,964,574	$1,815,708	$3,276,916
Storm Sewer	$3,634,117	$2,964,624	$1,793,883	$1,170,742	$669,492
GRAND TOTAL	**$16,346,773**	**$11,603,485**	**$6,858,668**	**$4,744,817**	**$4,743,288**
NUMBER OF DUS	**NA**	**575**	**317**	**258**	**NA**
TOTAL COST/DU	**NA**	**NA**	**$21,636.18**	**$18,390.76**	**NA**

[1] Amounts may vary due to rounding.

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as (i) the allocation of the Eligible Improvement costs actually funded by SSA No. 2005-108, using the preceding methodology, is uniform within Single-family Property and Townhome Property and (ii) such allocation results in the same ratio of funded Eligible Improvements between the land use types, as established in Section VI.A below.

V. BOND ASSUMPTIONS

It is anticipated that certain of the Eligible Improvements will be financed through the issuance of a single series of bonds. Total authorized bonded indebtedness is $15,500,000. Bonds in the approximate amount of $15,000,000 are anticipated to be issued in April 2006. Issuance costs are estimated to be approximately three and one-half percent (3.5%) of the principal amount of the bonds. The bond issue will include a reserve fund of approximately nine and one-half percent (9.5%) of the original principal amount of the bonds and approximately twenty-three (23) months of capitalized interest. The term of the bonds is estimated at 30 years, with principal amortized over a period of approximately 28 years. Annual debt service payments will increase approximately one and one half percent (1.5%) annually.

The final sizing of the bonds may be modified as appropriate to meet the objectives of the financing and prevailing bond market conditions. These modifications may include, but are not limited to, changes in the following:

- Bond timing, phasing, and/or escrows;
- Capitalized interest period;
- Principal amortization (i.e., bond term and annual debt service payment);
- Reserve fund size and form; and
- Coupon rates.

Therefore, the actual bonded indebtedness, and consequently the amount of Eligible Improvements financed by SSA No. 2005-108, may increase or decrease depending upon these variables.

VI. MAXIMUM PARCEL SPECIAL TAX

As mentioned previously, no Eligible Improvements for the School Property will be financed by SSA No. 2005-108. Therefore, these properties will not be subject to the Maximum Parcel Special Tax. The discussion that follows applies only to the remaining Residential Property.

A. DETERMINATION

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of the (i) relative amounts of the Eligible Improvement costs funded for such land uses by SSA No. 2005-108 and (ii) the Maximum Parcel Special Taxes required to fund the Special Tax Requirement. In order to measure the relative difference in public improvement costs for each land use type, Equivalent Dwelling Unit ("EDU") factors have been calculated. A Single-family Property Dwelling Unit is deemed the typical residential unit and is assigned an EDU factor of 1.00. The EDU factor for Townhome Property Dwelling Units is equal to the ratio of the funded Eligible Improvements for each land use category to the funded Eligible Improvements for Single-family Property Dwelling Units. EDUs are shown in Table 11 below.

TABLE 11

EDU FACTORS

	COST/UNIT	EDU FACTOR	DWELLING UNITS	EDUS
Single-family Property Dwelling Unit	$21,636.18	1.00	317 units	317.00
Townhome Property Dwelling Unit	$18,390.76	0.85	258 units	219.30
Total			575 units	536.30

The Maximum Parcel Special Tax is derived from the Maximum Parcel Special Taxes which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The derivation of the Maximum Parcel Special Tax is shown in Table 12 below.

TABLE 12

MAXIMUM PARCEL SPECIAL TAX
(LEVIED CALENDAR YEAR 2007 / COLLECTED CALENDAR YEAR 2008)

	TOTAL	PER DWELLING UNIT	
		SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY
Maximum Parcel Special Taxes	$1,072,600	$634,000	$438,600
Number of EDUs	536.30	317.00	219.30
Maximum Parcel Special Tax / EDU* (Maximum Parcel Special Taxes / Number of EDUs)	$2,000	NA	NA
EDU Factor	NA	1.00	0.85
Maximum Parcel Special Tax / DU* (Maximum Parcel Special Tax / EDU x EDU Factor)	NA	$2,000	$1,700

*Amounts have been rounded to the nearest dollar.

The Maximum Parcel Special Tax per EDU is computed by dividing the Maximum Parcel Special Taxes by the number of EDUs. Multiplying this amount by the applicable EDU factor yields the Maximum Parcel Special Tax for Single-family Property and Townhome Property. Therefore, the Maximum Parcel Special Taxes are weighted in proportion to the allocation of funded Eligible Improvements as shown in Section IV.C, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within SSA No. 2005-108 as required pursuant to the Act.

B. APPLICATION

Prior to the recordation of a Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of expected Dwelling Units of Single-family Property or Townhome Property for such Parcel, as determined from the Preliminary Plat in effect as of September 30 preceding the Calendar Year for which the Special Tax is being extended, by the applicable Maximum Parcel Special Tax.

Subsequent to the recordation of the Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of Dwelling Units of Single-family Property and Townhome Property which may be constructed on such Parcel, by the applicable Maximum Parcel Special Tax determined pursuant to Table 12, as increased in accordance with Section VI.C below.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied escalates one and one half percent (1.5%) annually through and including Calendar Year 2034, rounded to the nearest dollar. Note, that while the annual increase in the Maximum Parcel Special Tax is limited to one and one half percent (1.5%), which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. TERM

The Maximum Parcel Special Tax shall not be levied after Calendar Year 2034 (to be collected in Calendar Year 2035).

E. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

F. OPTIONAL PREPAYMENT

The Maximum Parcel Special Tax for any Parcel may be prepaid and the obligation of the Parcel to pay the Maximum Parcel Special Tax permanently satisfied pursuant to Section A of Exhibit B attached hereto, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. The Maximum Parcel Special Tax may also be prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Consultant and in accordance with the Bond Indenture.

An owner of a Parcel intending to prepay the Maximum Parcel Special Tax, either partially or in full, shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the amount of the Special Tax Bond Prepayment or the Partial Special Tax Bond Prepayment, as applicable, for such Parcel and the date through which such amount shall be valid.

G. MANDATORY PREPAYMENT

If at any time the Consultant determines that there has been or will be a reduction in the Maximum Parcel Special Taxes as a result of an amendment to a Preliminary Plat or Final Plat, or other event which reduces the Maximum Parcel Special Taxes such that the annual debt service coverage ratio is less than one hundred ten percent (110%), then a Mandatory Special Tax Prepayment shall be calculated pursuant to Section B of Exhibit B attached hereto. Each year's annual debt service coverage ratio shall be determined by dividing (i) such year's reduced Maximum Parcel Special Taxes by (ii) the sum of the corresponding annual interest and principal payment on the Bonds plus estimated Administrative Expenses and less estimated earnings on the Reserve Fund (as such term is defined in the Bond Indenture). As required under the Bond Indenture, the City may adopt a supplemental ordinance to provide for the levy of the Mandatory Special Tax Prepayment.

Please refer to Section VII.B below for details on the collection procedure of the Mandatory Special Tax Prepayment.

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2007 and for each following Calendar Year, the Council or its designee shall determine the Special Tax Requirement and the special taxes authorized by the ordinance providing for the issuance of the Bonds shall be abated to the extent the amounts so levied exceed the Special Tax Requirement.

The Maximum Parcel Special Tax applicable to each Parcel shall be abated in equal percentages until the Special Taxes remaining equals the Special Tax Requirement. Abated in equal percentages means that the amount abated for each Parcel, computed as a percentage of its applicable Maximum Parcel Special Tax, is the same.

B. COLLECTION PROCESS

With the exception of the Mandatory Special Tax Prepayment, the Special Tax will be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2005-108.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a

reduction in the Maximum Parcel Special Taxes such that the annual debt service coverage ratio is less than one hundred ten percent (110%). The Mandatory Special Tax Prepayment shall be levied against the property on which the reduction has or will occur. The Mandatory Special Tax Prepayment shall have the same sale and lien priorities as are provided for regular property taxes. A Mandatory Special Tax Prepayment shall not reduce the Maximum Parcel Special Tax for any Parcel.

C. ADMINISTRATIVE REVIEW

Any owner of a Parcel claiming that a calculation error has been made in the amount of the Special Tax applicable to such Parcel for any Calendar Year may send a written notice describing the error to the Consultant not later than thirty (30) days after having paid the Special Tax which is alleged to be in error. The Consultant shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such an error occurred. If the Consultant determines that an error did in fact occur and the Special Tax should be modified or changed in favor of the property owner, an adjustment shall be made in the amount of the Special Tax applicable to such Parcel in the next Calendar Year. Cash refunds shall only be made in the final Calendar Year for the Special Tax. The decision of the Consultant regarding any error in respect to the Special Tax shall be final.

VIII. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2005-108 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, and (iv) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

EXHIBIT A

SPECIAL TAX ROLL

AUTUMN CREEK
UNITED CITY OF YORKVILLE SSA NO. 2005-108
SPECIAL TAX ROLL
CALENDAR YEAR 2007 THROUGH CALENDAR YEAR 2034

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit SFD	THM	Permanent Index Number 02-15-376-001 SFD 28	THM 0	02-22-127-001 SFD 47	THM 0	02-22-176-004 SFD 74	THM 0	02-22-251-002 SFD 102	THM 212	02-22-400-012 SFD 66	THM 46	GRAND TOTAL
2007	$2,000.00	$1,700.00	$56,000.00	$0.00	$94,000.00	$0.00	$148,000.00	$0.00	$204,000.00	$360,400.00	$132,000.00	$78,200.00	$1,072,600.00
2008	$2,030.00	$1,726.00	$56,840.00	$0.00	$95,410.00	$0.00	$150,220.00	$0.00	$207,060.00	$365,912.00	$133,980.00	$79,396.00	$1,088,818.00
2009	$2,060.00	$1,752.00	$57,680.00	$0.00	$96,820.00	$0.00	$152,440.00	$0.00	$210,120.00	$371,424.00	$135,960.00	$80,592.00	$1,105,036.00
2010	$2,091.00	$1,778.00	$58,548.00	$0.00	$98,277.00	$0.00	$154,734.00	$0.00	$213,282.00	$376,936.00	$138,006.00	$81,788.00	$1,121,571.00
2011	$2,122.00	$1,805.00	$59,416.00	$0.00	$99,734.00	$0.00	$157,028.00	$0.00	$216,444.00	$382,660.00	$140,052.00	$83,030.00	$1,138,364.00
2012	$2,154.00	$1,832.00	$60,312.00	$0.00	$101,238.00	$0.00	$159,396.00	$0.00	$219,708.00	$388,384.00	$142,164.00	$84,272.00	$1,155,474.00
2013	$2,186.00	$1,859.00	$61,208.00	$0.00	$102,742.00	$0.00	$161,764.00	$0.00	$222,972.00	$394,108.00	$144,276.00	$85,514.00	$1,172,584.00
2014	$2,219.00	$1,887.00	$62,132.00	$0.00	$104,293.00	$0.00	$164,206.00	$0.00	$226,338.00	$400,044.00	$146,454.00	$86,802.00	$1,190,269.00
2015	$2,252.00	$1,915.00	$63,056.00	$0.00	$105,844.00	$0.00	$166,648.00	$0.00	$229,704.00	$405,980.00	$148,632.00	$88,090.00	$1,207,954.00
2016	$2,286.00	$1,944.00	$64,008.00	$0.00	$107,442.00	$0.00	$169,164.00	$0.00	$233,172.00	$412,128.00	$150,876.00	$89,424.00	$1,226,214.00
2017	$2,320.00	$1,973.00	$64,960.00	$0.00	$109,040.00	$0.00	$171,680.00	$0.00	$236,640.00	$418,276.00	$153,120.00	$90,758.00	$1,244,474.00
2018	$2,355.00	$2,003.00	$65,940.00	$0.00	$110,685.00	$0.00	$174,270.00	$0.00	$240,210.00	$424,636.00	$155,430.00	$92,138.00	$1,263,309.00
2019	$2,390.00	$2,033.00	$66,920.00	$0.00	$112,330.00	$0.00	$176,860.00	$0.00	$243,780.00	$430,996.00	$157,740.00	$93,518.00	$1,282,144.00
2020	$2,426.00	$2,063.00	$67,928.00	$0.00	$114,022.00	$0.00	$179,524.00	$0.00	$247,452.00	$437,356.00	$160,116.00	$94,898.00	$1,301,296.00
2021	$2,462.00	$2,094.00	$68,936.00	$0.00	$115,714.00	$0.00	$182,188.00	$0.00	$251,124.00	$443,928.00	$162,492.00	$96,324.00	$1,320,706.00
2022	$2,499.00	$2,125.00	$69,972.00	$0.00	$117,453.00	$0.00	$184,926.00	$0.00	$254,898.00	$450,500.00	$164,934.00	$97,750.00	$1,340,433.00
2023	$2,536.00	$2,157.00	$71,008.00	$0.00	$119,192.00	$0.00	$187,664.00	$0.00	$258,672.00	$457,284.00	$167,376.00	$99,222.00	$1,360,418.00
2024	$2,574.00	$2,189.00	$72,072.00	$0.00	$120,978.00	$0.00	$190,476.00	$0.00	$262,548.00	$464,068.00	$169,884.00	$100,694.00	$1,380,720.00
2025	$2,613.00	$2,222.00	$73,164.00	$0.00	$122,811.00	$0.00	$193,362.00	$0.00	$266,526.00	$471,064.00	$172,458.00	$102,212.00	$1,401,597.00
2026	$2,652.00	$2,255.00	$74,256.00	$0.00	$124,644.00	$0.00	$196,248.00	$0.00	$270,504.00	$478,060.00	$175,032.00	$103,730.00	$1,422,474.00
2027	$2,692.00	$2,289.00	$75,376.00	$0.00	$126,524.00	$0.00	$199,208.00	$0.00	$274,584.00	$485,268.00	$177,672.00	$105,294.00	$1,443,926.00
2028	$2,732.00	$2,323.00	$76,496.00	$0.00	$128,404.00	$0.00	$202,168.00	$0.00	$278,664.00	$492,476.00	$180,312.00	$106,858.00	$1,465,378.00
2029	$2,773.00	$2,358.00	$77,644.00	$0.00	$130,331.00	$0.00	$205,202.00	$0.00	$282,846.00	$499,896.00	$183,018.00	$108,468.00	$1,487,405.00
2030	$2,815.00	$2,393.00	$78,820.00	$0.00	$132,305.00	$0.00	$208,310.00	$0.00	$287,130.00	$507,316.00	$185,790.00	$110,078.00	$1,509,749.00
2031	$2,857.00	$2,429.00	$79,996.00	$0.00	$134,279.00	$0.00	$211,418.00	$0.00	$291,414.00	$514,948.00	$188,562.00	$111,734.00	$1,532,351.00
2032	$2,900.00	$2,465.00	$81,200.00	$0.00	$136,300.00	$0.00	$214,600.00	$0.00	$295,800.00	$522,580.00	$191,400.00	$113,390.00	$1,555,270.00
2033	$2,944.00	$2,502.00	$82,432.00	$0.00	$138,368.00	$0.00	$217,856.00	$0.00	$300,288.00	$530,424.00	$194,304.00	$115,092.00	$1,578,764.00
2034	$2,988.00	$2,540.00	$83,664.00	$0.00	$140,436.00	$0.00	$221,112.00	$0.00	$304,776.00	$538,480.00	$197,208.00	$116,840.00	$1,602,516.00

EXHIBIT B

PREPAYMENT OF THE
MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-108

PREPAYMENT FORMULA

All capitalized terms not defined in this Exhibit B shall have the meaning given to such terms in the Report.

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Pursuant to Section VI.F of the Report, the Maximum Parcel Special Tax may be prepaid and permanently satisfied under the conditions set forth therein. The Special Tax Bond Prepayment for a Parcel means an amount equal to (a) the sum of (1) Principal, (2) Premium, (3) Defeasance, and (4) Fees and (b) minus (1) the Reserve Fund Credit and (2) the Capitalized Interest Credit, where the terms "Principal," "Premium," "Defeasance," "Fees," "Reserve Fund Credit," and "Capitalized Interest Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and equals the quotient derived by dividing (a) the then current Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Maximum Parcel Special Taxes for SSA No. 2005-108, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds less any principal which has been prepaid but not yet applied toward the redemption of Bonds.

"Premium" means an amount equal to the Principal multiplied by the applicable redemption premium, if any, for any Bonds so redeemed with the proceeds of any such prepayment. Any applicable redemption premium shall be as set forth in the Bond Indenture.

"Defeasance" means the amount needed to pay interest on the Principal to be redeemed until the earliest redemption date for the outstanding Bonds less any Special Taxes heretofore paid for such Parcel and available to pay interest on the redemption date for the Bonds.

"Fees" equal the expenses of SSA No. 2005-108 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the lesser of the Reserve Fund Requirement (as such term is defined in the Bond Indenture) and the balance in the Reserve Fund (as such term is defined in the Bond Indenture) multiplied by the quotient used to calculate Principal.

"Capitalized Interest Credit" shall equal the reduction in interest payable on the Bonds due to the redemption of Principal from the Special Tax Bond Prepayment from the redemption date for the Bonds redeemed from the Special Tax Bond Prepayment to the end of the capitalized interest period, as determined by the Consultant. No capitalized interest credit is given if the redemption date for the Bonds redeemed from the Special Tax Bond Prepayment is after the capitalized interest period.

The amount of any Partial Special Tax Bond Prepayment shall be computed pursuant to the preceding prepayment formula substituting the portion of the Maximum Parcel Special Tax to be prepaid for the Maximum Parcel Special Tax when computing Principal. The amount of any Special Tax Bond Prepayment or Partial Special Tax Bond Prepayment computed pursuant to this Section A shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined herein.

The sum of the amounts calculated above shall be paid to the City, deposited with the trustee, and used to pay and redeem Bonds in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. Upon the payment of the Special Tax Bond Prepayment amount to the City, the obligation to pay the portion of the Maximum Parcel Special Tax which is prepaid for such Parcel shall be deemed to be permanently satisfied, such portion of the Maximum Parcel Special Tax shall not be collected thereafter from such Parcel, and in the event the entire Maximum Parcel Special Tax is prepaid the trustee shall cause a satisfaction of special tax lien for such Parcel to be recorded within 30 working days of receipt of the Special Tax Bond Prepayment.

B. MANDATORY PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Any Mandatory Special Tax Prepayment required pursuant to Section VI.G of the Special Tax Roll and Report of SSA No. 2005-108 will be calculated using the prepayment formula described in Section A above with the following modifications:

- The difference between the special taxes required for 110% debt service coverage and the amount to which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal;

- The Maximum Parcel Special Taxes necessary for the annual debt service coverage ratio to equal 110% shall serve as the denominator when computing Principal; and

- No Reserve Fund Credit or Capitalized Interest Credit shall be given.

The amount of any Mandatory Special Tax Prepayment shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined in Section A above.

DAVID TAUSSIG & ASSOCIATES

EXHIBIT G

UNITED CITY OF YORKVILLE SSA NO. 2005-108

2018 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2018

PIN	Lot	Unit	Land Use	# of Units	2018 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
02-15-376-003	326		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-004	327		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-005	328		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-006	329		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-007	330		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-008	331		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-009	332		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-010	333		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-011	334		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-015	339		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-016	340		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-017	341		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-018	342		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-019	343		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-020	344		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-021	345		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-022	346		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-023	347		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-024	348		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-025	352		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-026	353		SFD	1	$2,355.00	$600.08	$1,754.92
02-15-376-027	354		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-103-003	325		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-103-004	324		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-103-005	323		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-126-009	321		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-126-010	320		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-126-011	319		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-126-012	318		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-126-013	317		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-126-014	316		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-126-016	314		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-126-017	313		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-126-018	312		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-126-019	311		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-126-020	310		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-126-021	309		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-127-002	381		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-127-003	380		SFD	1	$2,355.00	$600.08	$1,754.92

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
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PIN	Lot	Unit	Land Use	# of Units	2018 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-127-004	379		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-127-005	378		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-127-006	377		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-127-007	376		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-127-008	375		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-127-009	374		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-127-010	387		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-127-011	386		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-127-012	385		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-127-013	384		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-127-014	383		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-127-015	382		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-128-001	349		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-128-002	350		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-128-003	351		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-001	355		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-002	356		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-003	357		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-004	358		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-005	359		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-006	360		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-007	361		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-008	362		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-009	363		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-010	364		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-011	365		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-012	366		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-013	367		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-014	368		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-015	369		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-016	370		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-017	371		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-129-018	372		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-001	292		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-002	293		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-003	294		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-004	295		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-005	296		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-006	297		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-007	298		SFD	1	$2,355.00	$600.08	$1,754.92

United City of Yorkville
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PIN	Lot	Unit	Land Use	# of Units	2018 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-173-008	299		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-009	300		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-010	301		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-011	302		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-012	303		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-013	304		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-014	305		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-015	306		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-173-016	307		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-001	250		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-002	251		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-003	252		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-004	253		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-005	254		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-006	255		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-007	256		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-008	257		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-009	258		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-010	259		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-011	260		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-012	261		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-013	262		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-014	263		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-174-015	264		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-003	266		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-004	267		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-005	268		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-006	269		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-007	270		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-008	271		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-009	272		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-010	273		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-011	274		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-012	275		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-013	276		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-014	277		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-015	278		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-016	279		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-017	280		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-018	281		SFD	1	$2,355.00	$600.08	$1,754.92

United City of Yorkville
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PIN	Lot	Unit	Land Use	# of Units	2018 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-175-019	282		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-020	283		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-021	284		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-022	285		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-023	286		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-024	287		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-025	288		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-026	289		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-027	290		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-175-028	291		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-008	231		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-009	232		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-010	233		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-011	234		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-013	236		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-014	237		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-015	238		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-016	239		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-017	240		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-019	242		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-020	243		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-021	244		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-022	245		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-023	246		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-024	247		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-176-025	248		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-177-001	131		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-177-002	130		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-177-003	129		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-177-004	128		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-177-005	127		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-178-001	2		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-178-002	3		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-254-002	4		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-254-003	5		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-254-004	6		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-254-005	7		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-254-006	8		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-254-007	9		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-254-008	10		SFD	1	$2,355.00	$600.08	$1,754.92

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PIN	Lot	Unit	Land Use	# of Units	2018 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-254-009	11		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-254-010	12		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-254-012	14		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-001	126		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-002	125		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-003	124		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-004	123		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-006	121		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-007	120		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-008	119		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-009	118		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-010	117		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-011	116		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-012	115		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-013	114		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-032	13		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-033	14		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-034	15		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-035	16		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-036	17		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-037	18		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-038	19		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-039	20		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-040	21		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-041	22		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-042	23		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-043	24		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-044	25		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-045	26		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-046	27		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-047	28		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-048	29		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-049	30		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-050	31		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-051	32		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-052	33		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-255-053	34		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-256-001	15		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-256-002	16		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-256-003	17		SFD	1	$2,355.00	$600.08	$1,754.92

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PIN	Lot	Unit	Land Use	# of Units	2018 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-256-005	19		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-256-006	20		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-256-007	21		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-256-008	22		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-256-009	23		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-256-010	24		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-256-011	25		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-256-012	26		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-001	113		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-011	170		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-012	169		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-014	167		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-015	166		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-016	165		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-017	164		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-018	163		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-019	162		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-020	111		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-021	112		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-023	1		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-024	2		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-025	3		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-026	4		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-027	5		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-028	6		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-029	7		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-031	9		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-257-032	10		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-258-001	110		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-258-002	186		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-258-003	185		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-258-004	184		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-258-005	183		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-258-006	182		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-258-007	181		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-258-009	179		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-258-010	192		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-258-011	191		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-258-012	190		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-258-013	189		SFD	1	$2,355.00	$600.08	$1,754.92

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					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-258-014	188		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-258-015	187		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-258-016	109		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-259-001	91		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-275-001	27		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-275-002	28		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-275-003	29		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-275-004	30		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-275-005	31		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-275-006	32		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-275-007	33		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-275-008	34		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-275-009	35		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-275-010	36		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-275-011	37		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-277-002	107		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-277-003	106		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-277-004	105		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-277-005	104		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-277-006	93		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-277-007	92		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-352-004	173		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-352-006	171		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-353-001	178		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-353-003	176		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-353-005	197		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-353-006	196		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-353-007	195		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-353-008	194		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-353-009	193		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-354-001	90		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-354-002	89		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-354-003	88		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-354-004	198		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-354-005	199		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-354-006	200		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-354-007	201		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-354-008	202		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-354-009	78		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-354-010	79		SFD	1	$2,355.00	$600.08	$1,754.92

United City of Yorkville
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PIN	Lot	Unit	Land Use	# of Units	2018 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-354-011	80		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-358-001	77		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-478-001	87		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-478-002	86		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-478-003	85		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-478-004	84		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-478-005	83		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-478-006	82		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-478-007	81		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-479-001	76		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-479-002	75		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-479-003	74		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-479-004	73		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-479-005	72		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-479-006	71		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-479-007	70		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-479-008	69		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-479-009	68		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-479-010	67		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-479-011	66		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-480-001	94		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-480-002	95		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-480-003	96		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-480-004	97		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-480-005	98		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-480-006	99		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-480-007	100		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-480-008	101		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-480-009	102		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-480-010	103		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-001	38		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-002	39		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-003	40		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-004	41		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-005	42		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-006	43		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-007	44		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-008	45		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-009	46		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-010	47		SFD	1	$2,355.00	$600.08	$1,754.92

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PIN	Lot	Unit	Land Use	# of Units	2018 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-481-011	48		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-012	49		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-013	50		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-014	51		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-015	52		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-016	53		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-017	54		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-018	55		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-019	56		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-020	57		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-021	58		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-022	59		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-023	60		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-024	61		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-025	62		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-026	63		SFD	1	$2,355.00	$600.08	$1,754.92
02-22-481-027	64		SFD	1	$2,355.00	$600.08	$1,754.92
			Subtotal	**336**	**$791,280.00**	**$201,626.88**	**$589,653.12**
Townhome Property							
02-22-230-004	227	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-230-005	227	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-230-006	227	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-230-007	227	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-230-008	227	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-230-010	226	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-230-011	226	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-230-012	226	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-230-013	226	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-230-014	226	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-351-003	149	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-351-004	149	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-351-005	149	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-351-006	149	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-351-007	149	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-351-008	149	6	THM	1	$2,003.00	$510.38	$1,492.62
02-22-351-010	150	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-351-011	150	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-351-012	150	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-351-013	150	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-351-014	150	5	THM	1	$2,003.00	$510.38	$1,492.62

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					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-351-015	150	6	THM	1	$2,003.00	$510.38	$1,492.62
02-22-352-007	151	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-352-008	151	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-352-009	151	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-352-010	151	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-352-012	152	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-352-013	152	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-352-014	152	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-352-015	152	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-355-001	222		THM	5	$10,015.00	$2,551.90	$7,463.10
02-22-355-002	223		THM	5	$10,015.00	$2,551.90	$7,463.10
02-22-355-005	225	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-355-006	225	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-355-007	225	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-355-008	225	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-355-009	225	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-355-011	224	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-355-012	224	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-355-013	224	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-355-014	224	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-355-015	224	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-009	218	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-010	218	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-011	218	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-012	218	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-013	218	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-014	218	6	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-016	217	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-017	217	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-018	217	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-019	217	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-020	217	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-021	217	6	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-023	216	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-024	216	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-025	216	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-026	216	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-027	216	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-029	215	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-030	215	2	THM	1	$2,003.00	$510.38	$1,492.62

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					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-356-031	215	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-032	215	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-033	215	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-036	214	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-038	214	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-042	220	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-043	220	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-044	220	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-045	220	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-046	220	6	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-048	219	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-049	219	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-050	219	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-051	219	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-052	219	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-053	219	6	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-055	221	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-056	221	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-057	221	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-356-058	221	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-011	203		THM	5	$10,015.00	$2,551.90	$7,463.10
02-22-357-012	204	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-013	204	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-014	204	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-015	204	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-016	204	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-018	206	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-019	206	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-020	206	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-021	206	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-022	206	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-024	205	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-025	205	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-026	205	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-027	205	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-028	205	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-030	207	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-031	207	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-032	207	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-033	207	4	THM	1	$2,003.00	$510.38	$1,492.62

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02-22-357-034	207	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-036	208	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-037	208	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-038	208	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-039	208	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-040	208	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-042	209	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-043	209	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-044	209	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-045	209	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-046	209	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-048	210	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-049	210	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-050	210	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-051	210	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-052	210	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-054	211	1	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-055	211	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-056	211	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-057	211	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-058	211	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-059	211	6	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-062	212	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-063	212	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-064	212	4	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-065	212	5	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-069	213	2	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-070	213	3	THM	1	$2,003.00	$510.38	$1,492.62
02-22-357-071	213	4	THM	1	$2,003.00	$510.38	$1,492.62
			Subtotal	**142**	**$284,426.00**	**$72,473.96**	**$211,952.04**
Prepaid Single Family Property							
02-15-376-012	335		PREPAYS	1	$2,355.00	$2,355.00	$0.00
02-15-376-014	338		PREPAYS	1	$2,355.00	$2,355.00	$0.00
02-22-126-015	315		PREPAYS	1	$2,355.00	$2,355.00	$0.00
02-22-176-012	235		PREPAYS	1	$2,355.00	$2,355.00	$0.00
			Subtotal	**4**	**$9,420.00**	**$9,420.00**	**$0.00**
			GRAND TOTALS	**482**	**$1,085,126.00**	**$283,520.84**	**$801,605.16**
				(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)

DTA DAVID TAUSSIG & ASSOCIATES

Public Finance
Urban Economics

5000 Birch Street
Suite 6000
Newport Beach, CA 92660
Phone (800) 969-4382

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

Agenda Item Number

Public Works Committee #1

Tracking Number

PW 2018-93

Agenda Item Summary Memo

Title: Prestwick/Highlands at Ashley Pointe Subdivision – Proposed Dormant SSA

Meeting and Date: Special City Council – January 29, 2019

Synopsis: Ordinance for a dormant Special Service Area for the Prestwick Subdivision

Council Action Previously Taken:

Date of Action: CC 11-13-18 Action Taken: Public Hearing

Item Number: PW 2018-93

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

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

Memorandum

To: Public Works Committee
From: Krysti Barksdale-Noble, Community Dev. Dir.
CC: Bart Olson, City Administrator
Eric Dhuse, Director of Public Works
Brad Sanderson, EEI
Date: September 13, 2018
Subject: **Prestwick/Ashley Pointe Subdivision – Back-up SSA Creation**
Proposed Dormant SSA

Project Summary

In September 2018, the City Council approved an estoppel letter for K. Hovnanian Homes clarifying the development obligations for Unit 1 of the Prestwick Subdivision (a.k.a. The Highlands at Ashley Pointe) which should clear the way for future home construction in the stalled subdivision. As part of that recently approved ordinance, the Successor Owners have agreed to the establishment of a dormant, or back-up, Special Service Area (SSA) should the homeowner's association, which has primary responsibility for the common areas, dissolves or fails to adequately maintain them.

The SSA would serve as long term funding source for the maintenance of the various common areas and storm water facilities, and only affects those property owners directly benefiting from such maintenance. A copy of the draft enabling ordinance for the establishment of the Special Service Area is attached for your review. Also in this regard, the property owner is required to grant a separate Plat of Easement for perpetual access to the storm water basin should future maintenance by the City be required. A copy of the draft easement will be presented to the City Council as part of the public hearing process.

Proposed Dormant Special Service Area

As mentioned above, the attached draft ordinance for dormant Special Service Area (SSA) prepared by the City Attorney establishes a backup mechanism for payment for future and continued maintenance and repair of the common area lots that include drainage easement areas, storm water facilities, entry features (signage), perimeter landscaping features and a landscape easement area of the Prestwick/Ashley Pointe Subdivision in the event the homeowner's association fails to do so over the common area of Lots #357, #358, #359, #360, #361, #362 and #363, as illustrated on the attached map.

The SSA will be used to cover the mowing and maintenance of the landscaped areas, entry signage and shall cover storm water facility costs related to (1) the maintenance and care of open spaces, trails, and wetlands including planting, landscaping, removal of debris, and cleanup; (2) the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches; (3) the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches; (4) the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures; and (5) the administrative costs incurred by the City in connection with the above (collectively the "Services") within the Special Service Area in the event the Owners and/or a homeowners association for the Subject Territory have failed to satisfactorily undertake the aforesaid ongoing maintenance, repair and reconstruction in compliance with the ordinances of the City and the Yorkville City Code.

The establishment of a dormant or back-up Special Service Area was anticipated as part of the original annexation agreement approved in 2005 and noted in Article XVI, Sections 16.1 and 16.2 of the attached original Declaration of Covenants, Conditions, Restrictions and Easements for the Highlands at Ashley Pointe Subdivision recorded as Document #200700014390. Should the homeowner's association fail to maintain these common areas and storm water facilities, the individual owners of lots within the Prestwick Subdivision will be levied a tax not to exceed $1.10 for every $100.00 of equalized assessed value of the property to be collected via real estate taxes.

Staff Comments/Recommendation

Staff is seeking direction and authorization to schedule the public hearing date for the Special Service Area. Below is the tentative meeting schedule for the proposed dormant SSA approval:

Prestwick SSA Timetable		
Prestwick Unit 1 - Backup SSA		
Ordinance Proposing SSA (*Sets the public hearing date*)	Public Works	**October 16, 2018**
Ordinance Proposing SSA	City Council	**October 23, 2018**
Public Hearing Notice - published on ***October 25, 2018*** Notice by publication shall be at least once not less than 15 days prior to the hearing. Individual notices to existing property owners via certified mail will also be sent.		
Public Hearing (*After the public hearing, 60 day waiting period before we can approve SSA*)	City Council	**November 13, 2018**
60 Day Waiting Period for Objections		
Ordinance Establishing SSA	City Council	**January 22, 2019**

If direction given is to move forward with the City Council public hearing for November 13, 2018, we anticipate having a notice in the October 25th edition of the Beacon Newspaper and individual notices via certified mail will go out the property owners with the Prestwick/ Highlands at Ashley Pointe Subdivision that day as well. By State law, final consideration of the ordinance establishing the dormant Special Service Area must occur no sooner than 60 days after the public hearing. Staff tentatively scheduled the January 22, 2019 City Council meeting for the formal vote.



Engineering Enterprises, Inc. 52 Wheeler Road Sugar Grove, Illinois 60554 (630) 466-6700 *www.eeiweb.com*	**United City of Yorkville** 800 Game Farm Road Yorkville, IL 60560 630-553-4350 *www.yorkville.il.us*	DATE: OCTOBER 2018 PROJECT NO.: YO1216 BY: MJT PATH: H:\GIS\PUBLIC\YORKVILLE\2012\ FILE: YO1216_Prestwick SSA Unit 1.MXD NO. DATE REVISIONS
PRESTWICK OF YORKVILLE UNIT 1 UNITED CITY OF YORKVILLE KENDALL COUNTY, ILLINOIS	**DORMANT SSA 2019-1**	N

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

ORDINANCE NO. 2018-54

AN ORDINANCE PROPOSING THE ESTABLISHMENT OF
SPECIAL SERVICE AREA NUMBER 2019-1
IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
AND PROVIDING FOR OTHER PROCEDURES IN CONNECTION THEREWITH
(Prestwick aka The Highlands at Ashley Pointe)

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 23rd day of October, 2018

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on November 6, 2018.

Ordinance No. 2018-54

AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER 2019-1 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AND PROVIDING FOR OTHER PROCEDURES IN CONNECTION THEREWITH
(Prestwick aka The Highlands at Ashley Pointe)

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

Section 1: Authority. The United City of Yorkville, Kendall County, Illinois (the "*City*") is a duly organized and validly existing non home-rule municipality authorized pursuant to Article VII, Section 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.* (the "*Tax Law*"), to levy taxes in order to pay for the provision of special services to areas within the boundaries of the City.

Section 2: Findings. The Mayor and City Council of the City finds as follows:

A. That certain owners of record (the "Owners") of the real property legally described in Exhibit A, attached hereto and made a part hereof (the "Subject Territory"), have developed property and/or presented plans for a residential development of the Subject Territory and there must be a backup mechanism for payment of any and all costs of continued maintenance, repair and reconstruction of all common areas within the Subject Territory, including, but not limited to, roads, sidewalks, lighting, landscaping, open spaces, trails, and storm water systems located within and serving the Subject Territory, all as hereinafter described; and,
B. That it is in the public interest that the Mayor and City Council of the City consider the creation of a special service area for the Subject Territory; and,
C. That the proposed special service area is compact and contiguous; and,
D. The municipal services to be provided in the event the special service area is established are in addition to the municipal service provided to the City as a whole and the proposed special service area will benefit from the special municipal services to be provided.

Section 3: Proposal. The City agrees to proceed to consider the establishment of a special service area for the Subject Territory as Special Service Area 2019-1 for the purpose of payment of the costs of the maintenance of all common areas within the Subject Territory, including, but not limited to, entry signage, sidewalks, lighting, landscaping, open spaces, trails, and storm water systems, in the event that the Owners and/or a homeowners association for the Subject Territory have failed to do so, including (1) the maintenance and care of open spaces, trails, and wetlands including planting, landscaping, removal of debris, and cleanup; (2) the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches; (3) the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches; (4) the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant

structures; and (5) the administrative costs incurred by the City in connection with the above (collectively the "Services") within the Special Service Area in the event the Owners and/or a homeowners association for the Subject Territory have failed to satisfactorily undertake the aforesaid ongoing maintenance, repair and reconstruction in compliance with the ordinances of the City and the Yorkville City Code.

Section 4: Public Hearing. A public hearing shall be held on November 13, 2018 at 7:00 p.m. at the City municipal building at 800 Game Farm Road, Yorkville, Illinois, to consider the creation of the United City of Yorkville Special Service Area Number 2019-1 in the Subject Territory.

At the hearing, the following method of payment of the special City services to be provided within the proposed special service area will be considered: the levy of a tax by the City on each parcel of property in the proposed special service area, sufficient to produce revenues to provide special municipal services to the proposed special service area; the proposed rate of taxes for the initial year shall not exceed $1.10 for every $100.00 of equalized assessed value and the maximum rate of such taxes to be extended in any year within the proposed special service area shall not exceed $ 1.10 for every $100.00 of equalized assessed value.

Section 5: Notice of Public Hearing. Notice of hearing shall be published at least once not less than fifteen (15) days prior to the public hearing specified in Section 5 above, in a newspaper of general circulation in the City. In addition, notice shall be given by depositing the notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed special service area. This notice shall be mailed not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the taxpayer of record. The notice shall be in substantially the form set forth in *Exhibit B* attached hereto and made a part of this Ordinance.

Section 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 23 day of October, 2018.

Bell Warren
CITY CLERK

CARLO COLOSIMO	Y	KEN KOCH	Y
JACKIE MILSCHEWSKI	Y	ARDEN JOE PLOCHER	—
CHRIS FUNKHOUSER	Y	JOEL FRIEDERS	Y
SEAVER TARULIS	Y	JASON PETERSON	Y

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 30 day of OCTOBER, 2018.

Gary J. Kolarik
MAYOR

EXHIBIT A
LEGAL DESCRIPTION AND PROPERTY INDEX NUMBERS

LOTS 1 THROUGH 108, INCLUSIVE; LOTS 357 THROUGH 363, INCLUSIVE; IN PRESTWICK OF YORKVILLE UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2006 AS DOCUMENT 200600035287, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

APPLICABLE PROPERTY IDENTIFICATION NUMBERS (PINs) and COMMON ADDRESSES:

1	05-03-452-002	1902 Wren Rd, Yorkville, Illinois 60560
2	05-03-452-003	1912 Wren Rd, Yorkville, Illinois 60560
3	05-03-452-004	1922 Wren Rd, Yorkville, Illinois 60560
4	05-10-202-002	1932 Wren Rd, Yorkville, Illinois 60560
5	05-10-202-003	1942 Wren Rd, Yorkville, Illinois 60560
6	05-10-202-004	1952 Wren Rd, Yorkville, Illinois 60560
7	05-10-202-005	1962 Wren Rd, Yorkville, Illinois 60560
8	05-10-202-006	1972 Wren Rd, Yorkville, Illinois 60560
9	05-10-202-007	1503 Montrose Ct, Yorkville, Illinois 60560
10	05-10-202-008	1523 Montrose Ct, Yorkville, Illinois 60560
11	05-10-202-009	1543 Montrose Ct, Yorkville, Illinois 60560
12	05-10-202-010	1563 Montrose Ct, Yorkville, Illinois 60560
13	05-03-451-001	1901 Wren Rd, Yorkville, Illinois 60560
14	05-03-451-002	1911 Wren Rd, Yorkville, Illinois 60560
15	05-03-451-003	1921 Wren Rd, Yorkville, Illinois 60560
16	05-10-201-001	1931 Wren Rd, Yorkville, Illinois 60560
17	05-10-201-002	1941 Wren Rd, Yorkville, Illinois 60560
18	05-10-201-003	1951 Wren Rd, Yorkville, Illinois 60560
19	05-10-201-004	1961 Wren Rd, Yorkville, Illinois 60560
20	05-10-201-005	1971 Wren Rd, Yorkville, Illinois 60560
21	05-10-201-006	1981 Wren Rd, Yorkville, Illinois 60560
22	05-10-201-007	1991 Wren Rd, Yorkville, Illinois 60560
23	05-10-201-008	2001 Wren Rd, Yorkville, Illinois 60560
24	05-10-201-009	2011 Wren Rd, Yorkville, Illinois 60560
25	05-10-201-010	2021 Wren Rd, Yorkville, Illinois 60560
26	05-10-201-011	2031 Wren Rd, Yorkville, Illinois 60560
27	05-10-201-012	2041 Wren Rd, Yorkville, Illinois 60560
28	05-10-201-013	2051 Wren Rd, Yorkville, Illinois 60560
29	05-10-201-014	2061 Wren Rd, Yorkville, Illinois 60560
30	05-10-202-015	2052 Wren Rd, Yorkville, Illinois 60560
31	05-10-202-014	2036 Wren Rd, Yorkville, Illinois 60560
32	05-10-202-013	2020 Wren Rd, Yorkville, Illinois 60560
33	05-10-202-012	2002 Wren Rd or 1504 Montrose Ct, Yorkville, Illinois 60560
34	05-10-202-011	1555 Montrose Ct, Yorkville, Illinois 60560
35	05-10-203-008	2005 Shetland Ct, Yorkville, Illinois 60560
36	05-10-203-007	2009 Shetland Ct, Yorkville, Illinois 60560
37	05-10-203-006	1647 Shetland Ln, Yorkville, Illinois 60560
38	05-10-203-005	1637 Shetland Ln, Yorkville, Illinois 60560

39	05-10-203-004	1627 Shetland Ln, Yorkville, Illinois 60560
40	05-10-203-003	1611 Shetland Ln, Yorkville, Illinois 60560
41	05-10-203-002	1607 Shetland Ln, Yorkville, Illinois 60560
42	05-10-204-001	1604 Shetland Ln, Yorkville, Illinois 60560
43	05-10-204-002	1610 Shetland Ln, Yorkville, Illinois 60560
44	05-10-204-003	1624 Shetland Ln, Yorkville, Illinois 60560
45	05-10-204-004	1634 Shetland Ln, Yorkville, Illinois 60560
46	05-10-204-005	1644 Shetland Ln, Yorkville, Illinois 60560
47	05-10-204-006	1654 Shetland Ln or 2021 Gleneagles Ln, Yorkville, Illinois 60560
48	05-10-204-007	2032 Whitekirk Ln or 2027 Gleneagles Ln, Yorkville, Illinois 60560
49	05-10-204-008	2028 Whitekirk Ln, Yorkville, Illinois 60560
50	05-10-204-009	2024 Whitekirk Ln, Yorkville, Illinois 60560
51	05-10-204-010	2020 Whitekirk Ln, Yorkville, Illinois 60560
52	05-10-204-011	2010 Whitekirk Ln, Yorkville, Illinois 60560
53	05-10-204-012	2004 Whitekirk Ln, Yorkville, Illinois 60560
54	05-10-253-001	1702 Callander Trl, Yorkville, Illinois 60560
55	05-10-253-002	1712 Callander Trl, Yorkville, Illinois 60560
56	05-10-253-003	1722 Callander Trl, Yorkville, Illinois 60560
57	05-10-253-004	1726 Callander Trl, Yorkville, Illinois 60560
58	05-10-253-005	1732 Callander Trl, Yorkville, Illinois 60560
59	05-10-253-006	1736 Callander Trl, Yorkville, Illinois 60560
60	05-10-277-002	1742 Callander Trl, Yorkville, Illinois 60560
61	05-10-277-003	1746 Callander Trl, Yorkville, Illinois 60560
62	05-10-277-004	1752 Callander Trl, Yorkville, Illinois 60560
63	05-10-277-005	1756 Callander Trl, Yorkville, Illinois 60560
64	05-10-277-006	1762 Callander Trl, Yorkville, Illinois 60560
65	05-10-277-007	1776 Callander Trl, Yorkville, Illinois 60560
66	05-10-277-008	1782 Callander Trl or 2081 Whitekirk Ln, Yorkville, Illinois 60560
67	05-10-276-004	1771 Callander Trl or 2071 Whitekirk Ln, Yorkville, Illinois 60560
68	05-10-276-005	1765 Callander Trl, Yorkville, Illinois 60560
69	05-10-276-006	1751 Callander Trl, Yorkville, Illinois 60560
70	05-10-276-007	1735 Callander Trl, Yorkville, Illinois 60560
71	05-10-276-008	1731 Callander Trl, Yorkville, Illinois 60560
72	05-10-252-005	1725 Callander Trl, Yorkville, Illinois 60560
73	05-10-252-004	1721 Callander Trl, Yorkville, Illinois 60560
74	05-10-252-003	1709 Callander Trl or 2021 Whitekirk Ln, Yorkville, Illinois 60560
75	05-10-252-002	2033 Whitekirk Ln, Yorkville, Illinois 60560
76	05-10-252-001	2045 Whitekirk Ln, Yorkville, Illinois 60560
77	05-10-276-001	2051 Whitekirk Ln, Yorkville, Illinois 60560
78	05-10-276-002	2057 Whitekirk Ln, Yorkville, Illinois 60560
79	05-10-276-003	2061 Whitekirk Ln, Yorkville, Illinois 60560
80	05-10-203-009	2002 Shetland Ct, Yorkville, Illinois 60560
81	05-10-203-010	2004 Shetland Ct, Yorkville, Illinois 60560
82	05-10-203-011	2006 Shetland Ct, Yorkville, Illinois 60560
83	05-10-203-012	2010 Shetland Ct, Yorkville, Illinois 60560
84	05-10-203-013	2012 Gleneagles Ln, Yorkville, Illinois 60560
85	05-10-203-014	2022 Gleneagles Ln, Yorkville, Illinois 60560
86	05-10-203-015	2026 Gleneagles Ln, Yorkville, Illinois 60560
87	05-10-203-016	2034 Gleneagles Ln, Yorkville, Illinois 60560
88	05-10-203-017	2042 Whitekirk Ln, Yorkville, Illinois 60560
89	05-10-226-002	2048 Whitekirk Ln, Yorkville, Illinois 60560

90	05-10-226-003	2052 Whitekirk Ln or 2079 Dunbar Ct, Yorkville, Illinois 60560
91	05-10-226-004	2075 Dunbar Ct, Yorkville, Illinois 60560
92	05-10-226-005	2065 Dunbar Ct, Yorkville, Illinois 60560
93	05-10-226-006	2055 Dunbar Ct, Yorkville, Illinois 60560
94	05-10-226-007	2056 Dunbar Ct, Yorkville, Illinois 60560
95	05-10-226-008	2066 Dunbar Ct, Yorkville, Illinois 60560
96	05-10-226-009	2076 Dunbar Ct or 2068 Whitekirk Ln, Yorkville, Illinois 60560
97	05-10-226-010	2072 Whitekirk Ln, Yorkville, Illinois 60560
98	05-10-226-011	2078 Whitekirk Ln, Yorkville Illinois 60560
99	05-10-226-012	2082 Whitekirk Ln or 2087 Aberdeen Ct, Yorkville, Illinois 60560
100	05-10-226-013	2077 Aberdeen Ct, Yorkville, Illinois 60560
101	05-10-226-014	2067 Aberdeen Ct, Yorkville, Illinois 60560
102	05-10-226-015	2068 Aberdeen Ct, Yorkville, Illinois 60560
103	05-10-226-016	2078 Aberdeen Ct, Yorkville, Illinois 60560
104	05-10-226-017	2088 Aberdeen Ct or 2102 Whitekirk Ln, Yorkville, Illinois 60560
105	05-10-226-018	2112 Whitekirk Ln, Yorkville, Illinois 60560
106	05-10-226-019	2122 Whitekirk Ln, Yorkville, Illinois 60560
107	05-10-226-020	2142 Whitekirk Ln, Yorkville, Illinois 60560
108	05-10-226-021	2162 Whitekirk Ln, Yorkville, Illinois 60560
357	05-10-226-023	1955 St. Andrews Drive, Yorkville, Illinois 60560
358	05-10-277-001	2131 Whitekirk Ln, Yorkville, Illinois 60560
359	05-10-251-001	2121 Prestwick Ln, Yorkville, Illinois 60560
360	05-10-204-013	1602 Shetland Ln, Yorkville, Illinois 60560
361	05-10-203-001	1601 Shetland Ln, Yorkville, Illinois 60560
362	05-10-202-001	2072 Wren Rd, Yorkville, Illinois 60560
363	05-10-201-015	2071 Wren Rd, Yorkville, Illinois 60560

EXHIBIT B

Notice of Hearing

United City of Yorkville, Illinois
Special Service Area Number 2019-1

Notice is Hereby Given that on November 13, 2018, at 7:00 p.m. in the City Hall building at 800 Game Farm Road, Yorkville, Illinois, a hearing will be held by the United City of Yorkville (the "City") to consider forming a special service area to be called "Special Service Area 2019-1," consisting of the following real property legally described as follows:

LOTS 1 THROUGH 108, INCLUSIVE; LOTS 357 THROUGH 363, INCLUSIVE; IN PRESTWICK OF YORKVILLE UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2006 AS DOCUMENT 200600035287, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

APPLICABLE PROPERTY IDENTIFICATION NUMBERS (PINs) and COMMON ADDRESSES:

1	05-03-452-002	1902 Wren Rd, Yorkville, Illinois 60560
2	05-03-452-003	1912 Wren Rd, Yorkville, Illinois 60560
3	05-03-452-004	1922 Wren Rd, Yorkville, Illinois 60560
4	05-10-202-002	1932 Wren Rd, Yorkville, Illinois 60560
5	05-10-202-003	1942 Wren Rd, Yorkville, Illinois 60560
6	05-10-202-004	1952 Wren Rd, Yorkville, Illinois 60560
7	05-10-202-005	1962 Wren Rd, Yorkville, Illinois 60560
8	05-10-202-006	1972 Wren Rd, Yorkville, Illinois 60560
9	05-10-202-007	1503 Montrose Ct, Yorkville, Illinois 60560
10	05-10-202-008	1523 Montrose Ct, Yorkville, Illinois 60560
11	05-10-202-009	1543 Montrose Ct, Yorkville, Illinois 60560
12	05-10-202-010	1563 Montrose Ct, Yorkville, Illinois 60560
13	05-03-451-001	1901 Wren Rd, Yorkville, Illinois 60560
14	05-03-451-002	1911 Wren Rd, Yorkville, Illinois 60560
15	05-03-451-003	1921 Wren Rd, Yorkville, Illinois 60560
16	05-10-201-001	1931 Wren Rd, Yorkville, Illinois 60560
17	05-10-201-002	1941 Wren Rd, Yorkville, Illinois 60560
18	05-10-201-003	1951 Wren Rd, Yorkville, Illinois 60560
19	05-10-201-004	1961 Wren Rd, Yorkville, Illinois 60560
20	05-10-201-005	1971 Wren Rd, Yorkville, Illinois 60560
21	05-10-201-006	1981 Wren Rd, Yorkville, Illinois 60560
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23	05-10-201-008	2001 Wren Rd, Yorkville, Illinois 60560
24	05-10-201-009	2011 Wren Rd, Yorkville, Illinois 60560
25	05-10-201-010	2021 Wren Rd, Yorkville, Illinois 60560
26	05-10-201-011	2031 Wren Rd, Yorkville, Illinois 60560
27	05-10-201-012	2041 Wren Rd, Yorkville, Illinois 60560
28	05-10-201-013	2051 Wren Rd, Yorkville, Illinois 60560
29	05-10-201-014	2061 Wren Rd, Yorkville, Illinois 60560

30	05-10-202-015	2052 Wren Rd, Yorkville, Illinois 60560
31	05-10-202-014	2036 Wren Rd, Yorkville, Illinois 60560
32	05-10-202-013	2020 Wren Rd, Yorkville, Illinois 60560
33	05-10-202-012	2002 Wren Rd or 1504 Montrose Ct, Yorkville, Illinois 60560
34	05-10-202-011	1555 Montrose Ct, Yorkville, Illinois 60560
35	05-10-203-008	2005 Shetland Ct, Yorkville, Illinois 60560
36	05-10-203-007	2009 Shetland Ct, Yorkville, Illinois 60560
37	05-10-203-006	1647 Shetland Ln, Yorkville, Illinois 60560
38	05-10-203-005	1637 Shetland Ln, Yorkville, Illinois 60560
39	05-10-203-004	1627 Shetland Ln, Yorkville, Illinois 60560
40	05-10-203-003	1611 Shetland Ln, Yorkville, Illinois 60560
41	05-10-203-002	1607 Shetland Ln, Yorkville, Illinois 60560
42	05-10-204-001	1604 Shetland Ln, Yorkville, Illinois 60560
43	05-10-204-002	1610 Shetland Ln, Yorkville, Illinois 60560
44	05-10-204-003	1624 Shetland Ln, Yorkville, Illinois 60560
45	05-10-204-004	1634 Shetland Ln, Yorkville, Illinois 60560
46	05-10-204-005	1644 Shetland Ln, Yorkville, Illinois 60560
47	05-10-204-006	1654 Shetland Ln or 2021 Gleneagles Ln, Yorkville, Illinois 60560
48	05-10-204-007	2032 Whitekirk Ln or 2027 Gleneagles Ln, Yorkville, Illinois 60560
49	05-10-204-008	2028 Whitekirk Ln, Yorkville, Illinois 60560
50	05-10-204-009	2024 Whitekirk Ln, Yorkville, Illinois 60560
51	05-10-204-010	2020 Whitekirk Ln, Yorkville, Illinois 60560
52	05-10-204-011	2010 Whitekirk Ln, Yorkville, Illinois 60560
53	05-10-204-012	2004 Whitekirk Ln, Yorkville, Illinois 60560
54	05-10-253-001	1702 Callander Trl, Yorkville, Illinois 60560
55	05-10-253-002	1712 Callander Trl, Yorkville, Illinois 60560
56	05-10-253-003	1722 Callander Trl, Yorkville, Illinois 60560
57	05-10-253-004	1726 Callander Trl, Yorkville, Illinois 60560
58	05-10-253-005	1732 Callander Trl, Yorkville, Illinois 60560
59	05-10-253-006	1736 Callander Trl, Yorkville, Illinois 60560
60	05-10-277-002	1742 Callander Trl, Yorkville, Illinois 60560
61	05-10-277-003	1746 Callander Trl, Yorkville, Illinois 60560
62	05-10-277-004	1752 Callander Trl, Yorkville, Illinois 60560
63	05-10-277-005	1756 Callander Trl, Yorkville, Illinois 60560
64	05-10-277-006	1762 Callander Trl, Yorkville, Illinois 60560
65	05-10-277-007	1776 Callander Trl, Yorkville, Illinois 60560
66	05-10-277-008	1782 Callander Trl or 2081 Whitekirk Ln, Yorkville, Illinois 60560
67	05-10-276-004	1771 Callander Trl or 2071 Whitekirk Ln, Yorkville, Illinois 60560
68	05-10-276-005	1765 Callander Trl, Yorkville, Illinois 60560
69	05-10-276-006	1751 Callander Trl, Yorkville, Illinois 60560
70	05-10-276-007	1735 Callander Trl, Yorkville, Illinois 60560
71	05-10-276-008	1731 Callander Trl, Yorkville, Illinois 60560
72	05-10-252-005	1725 Callander Trl, Yorkville, Illinois 60560
73	05-10-252-004	1721 Callander Trl, Yorkville, Illinois 60560
74	05-10-252-003	1709 Callander Trl or 2021 Whitekirk Ln, Yorkville, Illinois 60560
75	05-10-252-002	2033 Whitekirk Ln, Yorkville, Illinois 60560
76	05-10-252-001	2045 Whitekirk Ln, Yorkville, Illinois 60560
77	05-10-276-001	2051 Whitekirk Ln, Yorkville, Illinois 60560
78	05-10-276-002	2057 Whitekirk Ln, Yorkville, Illinois 60560
79	05-10-276-003	2061 Whitekirk Ln, Yorkville, Illinois 60560
80	05-10-203-009	2002 Shetland Ct, Yorkville, Illinois 60560

81	05-10-203-010	2004 Shetland Ct, Yorkville, Illinois 60560
82	05-10-203-011	2006 Shetland Ct, Yorkville, Illinois 60560
83	05-10-203-012	2010 Shetland Ct, Yorkville, Illinois 60560
84	05-10-203-013	2012 Gleneagles Ln, Yorkville, Illinois 60560
85	05-10-203-014	2022 Gleneagles Ln, Yorkville, Illinois 60560
86	05-10-203-015	2026 Gleneagles Ln, Yorkville, Illinois 60560
87	05-10-203-016	2034 Gleneagles Ln, Yorkville, Illinois 60560
88	05-10-203-017	2042 Whitekirk Ln, Yorkville, Illinois 60560
89	05-10-226-002	2048 Whitekirk Ln, Yorkville, Illinois 60560
90	05-10-226-003	2052 Whitekirk Ln or 2079 Dunbar Ct, Yorkville, Illinois 60560
91	05-10-226-004	2075 Dunbar Ct, Yorkville, Illinois 60560
92	05-10-226-005	2065 Dunbar Ct, Yorkville, Illinois 60560
93	05-10-226-006	2055 Dunbar Ct, Yorkville, Illinois 60560
94	05-10-226-007	2056 Dunbar Ct, Yorkville, Illinois 60560
95	05-10-226-008	2066 Dunbar Ct, Yorkville, Illinois 60560
96	05-10-226-009	2076 Dunbar Ct or 2068 Whitekirk Ln, Yorkville, Illinois 60560
97	05-10-226-010	2072 Whitekirk Ln, Yorkville, Illinois 60560
98	05-10-226-011	2078 Whitekirk Ln, Yorkville Illinois 60560
99	05-10-226-012	2082 Whitekirk Ln or 2087 Aberdeen Ct, Yorkville, Illinois 60560
100	05-10-226-013	2077 Aberdeen Ct, Yorkville, Illinois 60560
101	05-10-226-014	2067 Aberdeen Ct, Yorkville, Illinois 60560
102	05-10-226-015	2068 Aberdeen Ct, Yorkville, Illinois 60560
103	05-10-226-016	2078 Aberdeen Ct, Yorkville, Illinois 60560
104	05-10-226-017	2088 Aberdeen Ct or 2102 Whitekirk Ln, Yorkville, Illinois 60560
105	05-10-226-018	2112 Whitekirk Ln, Yorkville, Illinois 60560
106	05-10-226-019	2122 Whitekirk Ln, Yorkville, Illinois 60560
107	05-10-226-020	2142 Whitekirk Ln, Yorkville, Illinois 60560
108	05-10-226-021	2162 Whitekirk Ln, Yorkville, Illinois 60560
357	05-10-226-023	1955 St. Andrews Drive, Yorkville, Illinois 60560
358	05-10-277-001	2131 Whitekirk Ln, Yorkville, Illinois 60560
359	05-10-251-001	2121 Prestwick Ln, Yorkville, Illinois 60560
360	05-10-204-013	1602 Shetland Ln, Yorkville, Illinois 60560
361	05-10-203-001	1601 Shetland Ln, Yorkville, Illinois 60560
362	05-10-202-001	2072 Wren Rd, Yorkville, Illinois 60560
363	05-10-201-015	2071 Wren Rd, Yorkville, Illinois 60560

The general purpose of the formation of the Special Service Area 2019-1 is to provide a backup mechanism for payment of any and all costs of continued maintenance, repair and reconstruction of all common areas within the Special Service Area, including, but not limited to, entry signage, sidewalks, lighting, landscaping, open spaces, trails, and storm water systems in the event that the Owners and/or a homeowners association within the Special Service Area have failed to do so. The special governmental services for the Special Service Area may include:

(1) the maintenance and care of open spaces, trails, and wetlands including planting, landscaping, removal of debris, and cleanup;
(2) the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches;
(3) the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches;

(4) the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures; and
(5) the administrative costs incurred by the City in connection with the above (collectively, the "Services") within the Special Service Area.

All interested persons, including all persons owing taxable real property located within Special Service Number 2019-1 will be given an opportunity to be heard and file written objections regarding the formation of and the boundaries of the Special Service Area and may object to the formation of the area and the levy of taxes affecting said area.

It is proposed that to pay for such Services the City shall levy an annual tax not to exceed $1.10 for every $100.00 of equalized assessed value of the property in the Special Service Area to pay the annual cost of providing such Services. The proposed amount of the tax levy for the initial year for which taxes will be levied within the special service area will not exceed $1.10 for every $100.00 of equalized assessed value. No City Special Service Area bonds will be issued.

At the hearing, all interested persons affected by the formation of such Special Service Area, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The hearing may be adjourned by the Mayor and City Council without notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51% of the electors residing within the Special Service Area and by at least 51% of the owners of record of the land included within the boundaries of the Special Service Area is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the creation of the Special Service Area or the levy of an annual tax in the area, no such area may be created, or no such levy may be made within the next two years.

Dated this ___day of _____, 2018

_____
CITY CLERK

Ordinance No. 2019-_____

AN ORDINANCE ESTABLISHING SPECIAL SERVICE AREA NUMBER 2019-1 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
(Prestwick/The Highlands at Ashley Pointe)

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "*City*") is a duly organized and validly existing non home-rule municipality authorized pursuant to Article VII of the Constitution of the State of Illinois; and,

WHEREAS, pursuant to the provisions of Section 7(6) of Article VII of the 1970 Constitution of the State of Illinois, the City is authorized to create special service areas in and for the City that are further established "in the manner provided by law;" and,

WHEREAS, pursuant to the provisions of the Illinois Special Service Area Tax Law, (35 ILCS 200/27-5 *et seq*.) and the Property Tax Code (35 ILCS 200/1-1 et seq.) the City may establish special service areas to levy taxes in order to pay for the provision of special services to areas within the boundaries of the City; and,

WHEREAS, certain owners of record ("Owners")of the real property hereinafter described (the "Subject Territory") that has been developed with single family homes that by City ordinance must provide for a backup mechanism for payment of any and all costs of continued maintenance, repair and reconstruction of all common areas within the Subject Territory, including, but not limited to, roads, sidewalks, lighting, landscaping, open spaces, trails, and storm water systems located within and serving the Subject Territory, all as hereinafter described; and,

WHEREAS, it is in the public interest that a special service area be established for the property hereinafter described for the purposes set forth herein and to be known as Special Service Area 2019-1.

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

Section 1: Establishment. That it is in the public interest that Special Service Area 2019-1 is hereby established as a special service area for the purposes set forth herein and consisting of the Subject Territory that is legally described and that contains the Property Index Numbers as stated in Exhibit A, attached hereto and made a part hereof by this reference.

Section 2: Area. That said Subject Territory area is compact and contiguous and is totally within the corporate limits of the City and an accurate map of the property within Special Service Area 2019-1 is attached hereto and made a part hereof as Exhibit B.

Section 3: Purpose. That said Subject Territory will benefit specifically from the municipal services to be provided and that such services are in addition to those municipal

services provided to the City as a whole, and unique and in the best interests of Special Service Area 2019-1. The City's levy of special taxes against said Subject Territory shall be to provide a backup mechanism for payment of any and all costs of continued maintenance, repair and reconstruction of all common areas as shown on Exhibit B within the Special Service Area, including, but not limited to, entry signage, sidewalks, lighting, landscaping, open spaces, trails, and storm water systems in the event that the Owners and/or a homeowners association within the Special Service Area have failed to do so. The special governmental services for the Special Service Area may include:

(1) the maintenance and care of open spaces, trails, and wetlands including planting, landscaping, removal of debris, and cleanup;
(2) the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches;
(3) the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches;
(4) the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures; and
(5) the administrative costs incurred by the City in connection with the above (collectively, the "Services") within the Special Service Area.

Section 5: Hearing. That a public hearing was held on the 13th day of November, 2018 at 7:00 p.m. at the City municipal building at 800 Game Farm Road, Yorkville, Illinois, to consider the creation of Special Service Area 2019-1 in the Area and to consider the levy of an annual tax as further described in Section 7.

Section 6: Notice. Notice of the public hearing, attached hereto as Exhibit C, was published at least once not less than fifteen (15) days prior to the public hearing specified in Section 5 above, in a newspaper of general circulation in the City. In addition, notice was given by depositing the notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed special service area. This notice was mailed not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the taxpayer of record.

Section 7: Objectors. That all persons, including all taxpayers of record and persons owning taxable real property located within Special Service Area 2019-1, were heard at the public hearing held on November 13, 2018. That no objections were filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the creation of the Special Service Area 2019-1 or the levy of an annual tax in Special Service Area 2019-1.

Section 7: Tax. That there shall be levied in such years as the corporate authorities may hereafter determine to be appropriate, a direct annual tax that in the initial year shall not exceed $1.10 for every $100.00 of equalized assessed value of property in Special Service Area 2019-1 and the maximum rate of such taxes to be extended in any year within

the Area shall not exceed $1.10 for every $100.00 of equalized assessed value to pay the annual cost of providing such special services that shall be in addition to all other taxes permitted by law.

Section 8: Recording. The City Clerk shall file within 30 days of the adoption of this ordinance a certified copy of this ordinance, including Exhibits A, B and C with the County Clerk of Kendall County and with the Kendall County Recorder's Office.

Section 9: This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2019.

_____
CITY CLERK

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____
MAYOR

United City of Yorkville

County Seat of Kendall County
800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-8545
Fax: 630-553-3436
Website: www.yorkville.il.us

October 25, 2018

RE: **Prestwick/Highlands at Ashley Pointe – Public Hearing for Establishing a Dormant (Back up) Special Service Area (SSA)**

Dear Resident:

As the taxpayer of record, you are receiving this letter and the attached notice for a Public Hearing regarding the proposed Prestwick/Highlands at Ashley Pointe Special Service Area ("SSA") #2019-1, which affects your property. The Yorkville City Council will convene a Public Hearing on **Tuesday, November 13, 2018 at 7:00 PM** in the City Council Chambers at City Hall, 800 Game Farm Road, Yorkville, Illinois to consider forming a backup mechanism for payment of all future costs to maintain the common areas within the Prestwick/Highlands at Ashley Pointe subdivision, such as open spaces, trails, entry signage, landscaping and storm water detention basins, should the established Homeowners Association fails to do so.

Special Service Areas ("SSAs") are local property tax districts used to provide funding for enhanced services in specific areas within a municipality. These services are in addition to services already provided by the United City of Yorkville and do not replace these City services. Generally, SSAs can be active, meaning assessments are levied on the local property tax bill; or SSAs can be dormant, meaning no assessment is levied on the local property tax bill until such time the specific services are needed to be provided.

The proposed Prestwick/Highlands at Ashley Pointe SSA #2019-1 will be a dormant, or back up, special service area and has already been contemplated in Article IV, Section 9 of the Declaration of Covenants, Conditions, Restrictions and Easements for the The Highlands at Ashley Pointe subdivision recorded on May 2, 2007 as Document #200700014390 with the Kendall County Recorder of Deeds Office.

The specific areas the dormant SSA will provide back-up funding for are those improvements in the common areas of Lots 357, 358, 359, 360, 361, 362 and 363 on the enclosed map. Should the homeowner's association fail to maintain these common areas and storm water facilities, the individual owners of lots within the Prestwick/Highlands at Ashley Pointe Subdivision will be levied a tax not to exceed $1.10 for every $100.00 of equalized assessed value of the property and collected as part of the real estate taxes.

For questions regarding the dormant special service area or the scheduled public hearing process, please contact me directly at 630-553-8573 Monday through Friday between the house of 8:30AM and 4:30 PM, or anytime via email at knoble@yorkville.il.us.

Sincerely,

Krysti J. Barksdale-Noble, AICP
Community Development Director

DRAFT

Encl.

Cc: Bart Olson, City Administrator (via e-mail)
Kathleen Field Orr, City Attorney (via e-mail)

DRAFT

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

Agenda Item Number

Economic Development Committee #1

Tracking Number

EDC 2018-78

Agenda Item Summary Memo

Title: Mobile Food Truck and Retail Vendor Units Ordinance

Meeting and Date: Special City Council - January 29, 2019

Synopsis: Discussion of proposed regulations regarding food trucks in Yorkville.

Council Action Previously Taken:

Date of Action: EDC 11-06-18 Action Taken: Moved forward to City Council agenda.

Item Number: EDC 2018-78

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

See attached memo.

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

Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: October 25, 2018
Subject: **Mobile Food Truck and Retail Vendor Units**

Background/Proposed Request

Since the adoption of the updated Comprehensive Plan in 2016, staff has explored various policy options to implement the plan's stated goals of "enhancing the visual appearance, pedestrian environment and functionality of the downtown" and "strengthen and promote Downtown Yorkville as the community's primary mixed-use shopping district". This has led to the recent adoption of the sidewalk and parklet café ordinance approved in 2017, the work-in-progress of the Downtown Streetscape Master Plan Overlay District with Form-Based Code, and now a proposal for regulations encouraging mobile food trucks and retail vendor units.

A recent article in *Zoning Practice,* a publication by the American Planning Association titled "Food Truck Feeding Frenzy: Making Sense if Mobile Food Vending" (Arroyo and Bahm, 2013), explained research conducted in 2012 for the National Restaurant Association projected the "…growth of mobile food trucks to soar in the next five years, generating up to $2.7 billion in revenue nationally by 2017 – up from $650 million in 2012." This does not include the increasingly popular business venture of offering non-food retail goods and services via a mobile unit (i.e. salon services, clothing/apparel, pet grooming and even healthcare services). The article went on to say, communities are faced with being unprepared for these mobile self-contained commercial enterprises due to outdated ordinances which may only regulate push food carts or ice cream trucks. This results in mobile food vendors running into road blocks when seeking permits from communities that without the proper ordinance, intentionally or intentionally, prohibit mobile food vending.

While the City currently regulates Mobile Food Vendors under the Title 3: Business and License Regulations of the City Code, specific standards for operation of mobile food trucks within a public right-of-way versus on private property is not adequately addressed. Neither are the ancillary conveniences associated with such uses as exterior lighting, outdoor seating and refuse collection. Therefore, staff is seeking feedback on the proposed regulations and standards established in the attached draft text amendment to the City's Zoning Code on the operation of mobile food and retail vendor units, on public and private property, as well as a proposed amendment to the City's Business and License Regulations. Both proposed changes to the respective sections of the City Code are intended to recognize the opportunity for unique outdoor portable fare and added convenience to persons living and working in Yorkville, yet still protecting the health, safety and welfare of the public.

Summary of Proposed Changes

The changes proposed to both the business license regulations and the Zoning Code address three (3) areas of mobile food vending: street vending, private property vending and truck rally vending. Below is a general overview of how each are addressed in the proposed revisions.

Business License Regulations

Street vending for mobile food units is still permitted and no significant changes are proposed with regards to certificates of registration. Licenses will be issued to each mobile food vendor driver and/or operator on located on public property. The $200 application fee covers the first mobile unit

and an additional $100 is charged for each additional unit for the same application. There are no application fees for charities, religious, educational or nonprofit organizations.

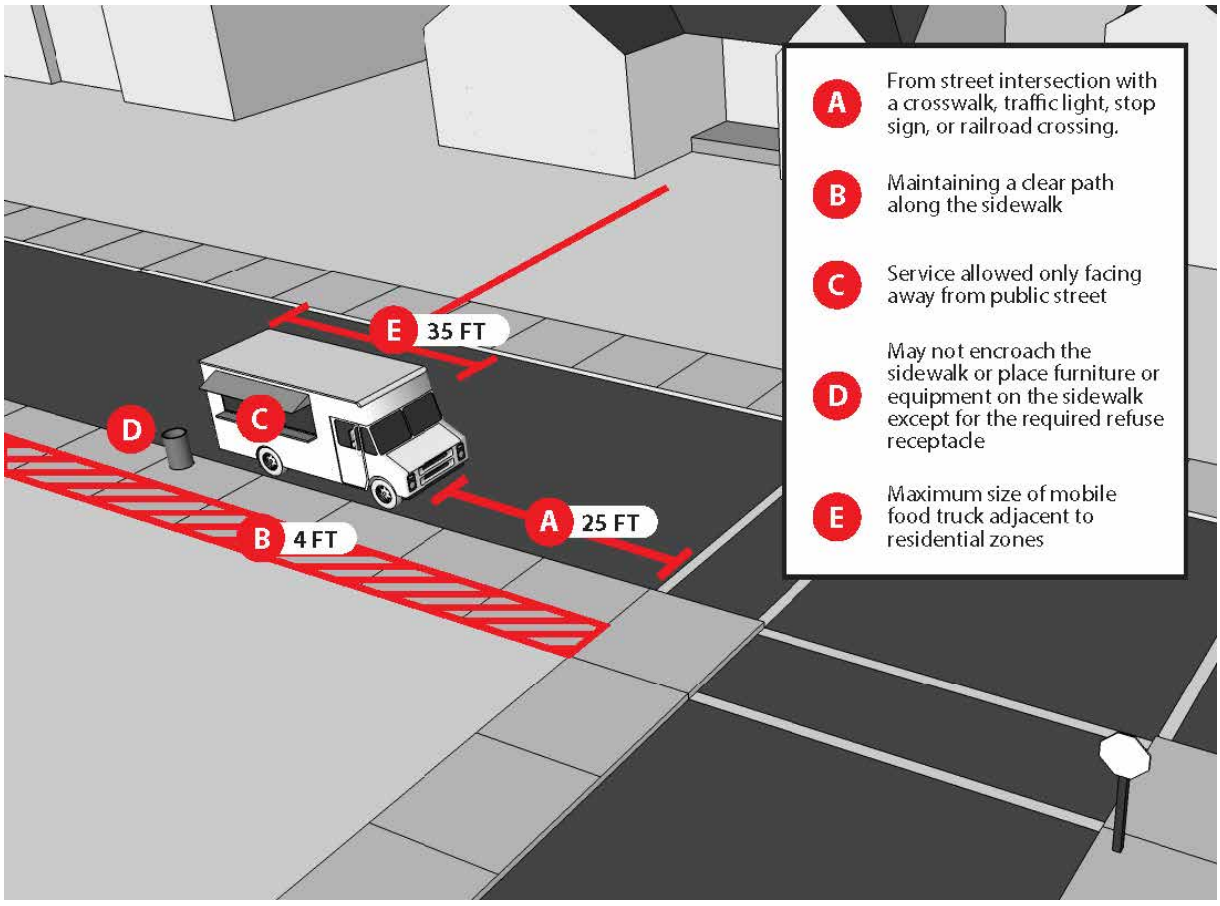
Mobile food vending on private property is a new category in the business licensing section and will also require the applicant to obtain a certificate of registration. The application criterion is the same for operating a mobile food unit on public property, but also requires the property owner's permission. The application fee for mobile vendors on private property is a nominal $25.00 per application for the first food truck and $10.00 for additional trucks. Again, there is no application fee for charities, religious, educational or nonprofit organizations. Registration is also waived for mobile food vendors and pushcarts for all city sponsored special events.

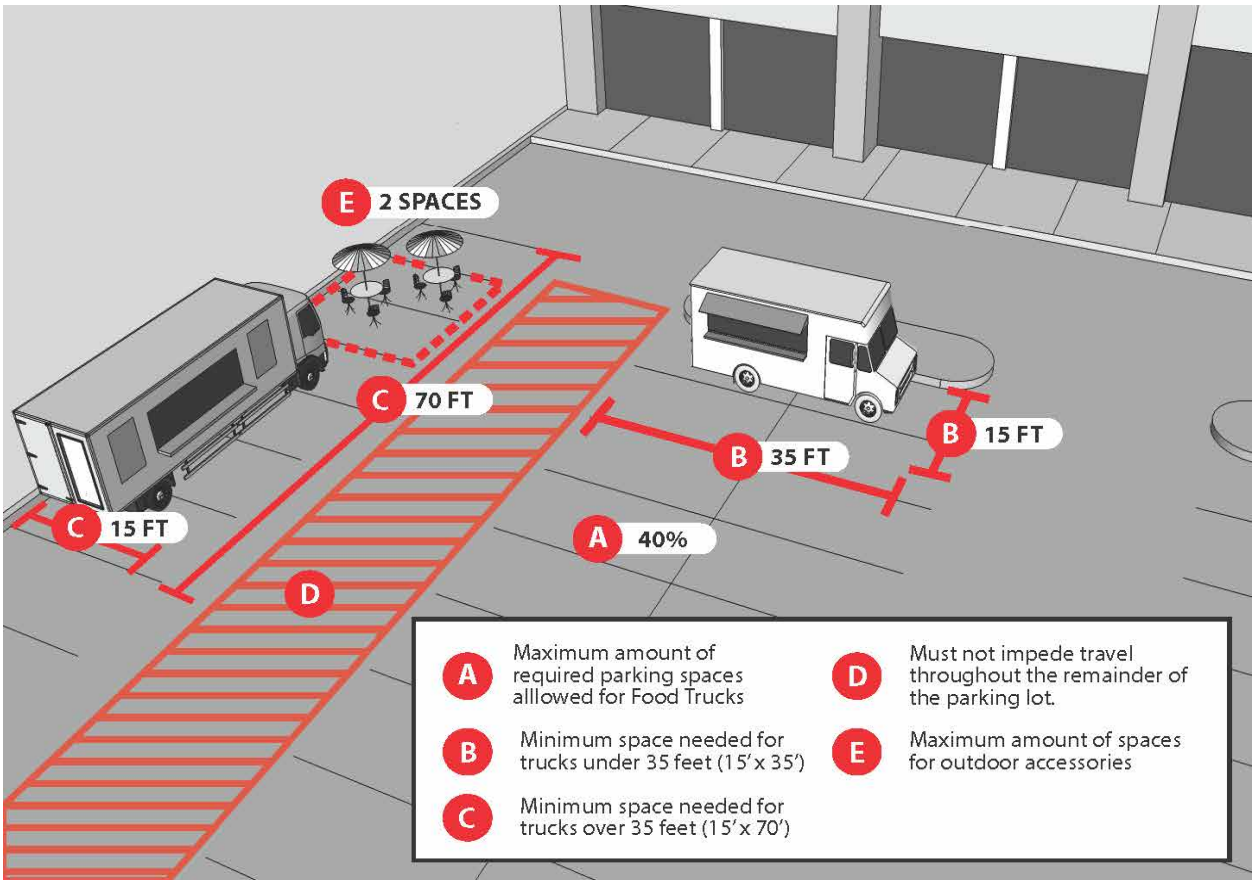
Finally, food truck rallies (operating more than 3 mobile food units) on private or public property will also require a certificate of registration issued to the entity or organization hosting the event. The application fee is $50.00 per event.

Zoning Ordinance Regulations

The attached proposed draft language to the General Zoning Provisions in the Zoning Ordinance is under the Temporary and Seasonal Uses section. Simply put, the recommended regulations offer a guide to the appropriate location, duration, type and number of mobile units, trash, business hours, parking, licenses/permits and fees required, and other defined site amenities the City deems permissible for operating a mobile food truck and/or retail vendor unit in Yorkville. Draft language is also provided for the regulation of large special events, such as food truck rallies, to ensure all precautions regarding site layout, emergency access and other safety provisions are considered.

The following graphics, which are also provided in the draft document, illustrate the acceptable dimensions for mobile food trucks and retail vendor units and their permitted locations when operated within the public right-of-way (below) or on private property (next page), as well as the layout of ancillary seating areas.





Area Communities Mobile Food Truck Regulations

In staff's research of mobile food vendors, we reviewed over 30 municipal regulations from communities across the nation. These regulations included standards for zoning and licensing. Below is a comparison table of four (4) area communities that have existing mobile food vending regulations:

COMMUNITY	STREET VENDING PERMITTED	PRIVATE PROPERTY VENDING PERMITTED	TRUCK RALLY PERMITTED
Oswego	Yes $200 per application fee $100 per additional truck	Yes $25 per application fee $10 per additional truck	Undetermined No specific regulations provided
Downers Grove	Yes (Limited Locations) $100 annual fee $25 renewal fee	Yes (Limited Locations) $100 annual fee $25 renewal fee	No Limited to maximum of 10 permits city-wide allowed annually. Maximum of 3 trucks per lot.
Elmhurst	Yes $50 - $100 annual application fee $25 license fee per unit	No	Undetermined No specific regulations provided
Naperville	$100 annual application fee/ $100 per additional truck (outside of downtown) $275 annual application fee/ $50 per additional truck (downtown)	Undetermined No specific regulations provided	Undetermined No specific regulations provided Maximum of 2 trucks for the downtown.

Staff Comments/Next Step Recommendations

Based upon the proposed language in the attached draft, staff is seeking direction and input from the Economic Development Committee on mobile food truck and retail vehicle units' regulations. Staff anticipates having an open discussion with the Economic Development Committee (EDC) on the proposed text and mobile food vendor unit license revisions. We also intend on incorporating all feedback from the EDC into the final draft version of the ordinance prior to a tentative public hearing before the Planning and Zoning Commission at the December 12, 2018 meeting. City Council consideration of both the proposed revisions to the Zoning Code, and the City's Business and License Regulations, is expected at the January 8th meeting.

Attachments:

1. Arroyo, Rodney and Jill Bahm. 2013. "Food Truck Feeding Frenzy: Making Sense of Mobile Food Vending." *Zoning Practice*, September.
2. Draft Food Truck amendment to Title 10: Zoning, Chapter 3: General Zoning Provisions, Section 13: Temporary and Seasonal Uses, Article B: Mobile Food Truck and Retail Vendor Unit.
3. Draft amendment to Title 3: Business and License Regulations, Chapter 5: Food and Food Dealers, Article B: Mobile Food Vendor Units.

ZONING PRACTICE SEPTEMBER 2013

AMERICAN PLANNING ASSOCIATION

ISSUE NUMBER 9

PRACTICE FOOD TRUCKS



Food Truck Feeding Frenzy: Making Sense of Mobile Food Vending

By Rodney Arroyo, AICP, and Jill Bahm, AICP

Recent economic and cultural trends show an explosion in the popularity of food trucks, or mobile vendors, over the past several years.



Jill Bahm/Clearzoning

One of the hallmarks of the current food truck boom is an increased focus on "in-truck" preparation over preparation at a central commissary.

According to research done by Emergent for the National Restaurant Association, the growth of mobile food trucks will soar in the next five years, generating up to $2.7 billion in revenue nationally by 2017—up from $650 million in 2012 (Emergent Research 2012). All across the country, cities, small towns, and suburbs are seeing food trucks popping up, some in unexpected places like office and industrial parks, where zoning ordinances typically preclude restaurants. Amplifying the push for food trucks are the twin trends of "buying local" and "food as entertainment" that are enhanced by programs such as the *Great Food Truck Race* on the Food Network. While ice cream trucks and jobsite lunch wagons haven't disappeared, they are increasingly being joined by gourmet trucks and trucks specializing in ethnic offerings.

All across the United States, people are exploring how mobile food vending might make a difference in their lives and their communities. More resources are starting to become available for potential business owners. Networks for mobile food vendors are growing; the Southern California Mobile Food Vendors Association was formed in 2010 as one of the first associations dedicated to helping vendors break down barriers to business (www.socalmfva.com). And this fall, Roam—a first-ever industry conference for mobile food

ASK THE AUTHOR JOIN US ONLINE!

Go online during the month of September to participate in our "Ask the Author" forum, an interactive feature of Zoning Practice. *Rodney Arroyo, AICP, and Jill Bahm, AICP, will be available to answer questions about this article. Go to the APA website at www.planning.org and follow the links to the Ask the Author section. From there, just submit your questions about the article using the e-mail link. The authors will reply, and* Zoning Practice *will post the answers cumulatively on the website for the benefit of all subscribers. This feature will be available for selected issues of* Zoning Practice *at announced times. After each online discussion is closed, the answers will be saved in an online archive available through the APA* Zoning Practice *web pages.*

About the Authors

Rodney Arroyo, AICP, is president of Clearzoning, Inc. He holds a Master of City Planning degree from Georgia Tech and has more than 30 years' expertise in planning and transportation. His experience includes master plans, zoning ordinances, form-based codes, corridor studies, and access management plans. Arroyo also serves as an expert witness in planning and zoning issues, is a national and state planning award winner, and serves as an adjunct professor for Wayne State University's graduate urban planning program.

Jill Bahm, AICP, is a principal planner with Clearzoning, Inc. She holds a Master of Urban and Regional Planning degree and has worked in both the public and private sectors as a downtown development authority director, city planner, and real estate marketing professional. Bahm's professional interests include economic development, recreation planning, historic preservation, community participation, and organizational development.

suppliers and owners—will take place in Portland, Oregon.

On the worldwide stage, the World Street Food Congress is the first of its kind to connect and open up fresh ideas and thought leadership in the massive and growing street-food culture and industry throughout the world. This 10-day street-food festival was hosted in Singapore in January 2013 and featured well-known leaders in the food industry (www.wsfcongress.com).

Faced with inquiries from food vendors, many communities turn to their zoning codes, only to discover that mobile food vending isn't really defined and may not be permitted in the way vendors might like. With the approach to regulating mobile vending varying widely in communities, it can be hard to know where to begin when considering if and how to accommodate food trucks.

WHAT IS MOBILE FOOD VENDING?

Regulatory codes for many communities recognize transient merchants—those goods and services provided by a traveling vendor. The typical ice cream truck would be a good example of a transient merchant who is mobile most of the time, stopping only when requested for a few short minutes. Many operators of today's food trucks or carts, however, are seeking more than a few minutes on the street, sidewalk, or parking lot, staying in place for a few hours to serve breakfast, lunch, or dinner. In fact, when they are located on private property, some food trucks may be in one location for days, weeks, or even months. It is important to make a distinction between the food vendors that are more transient in nature, like an ice cream truck, and those that seek to move about less frequently. Both types of uses can offer benefits to the community, and they will each have different potential issues to regulate.

Many mobile food vendors utilize self-driven vehicles that permit easy relocation throughout the community. However, mobile food vending also includes trailers, food kiosks, and food carts. Food kiosks are temporary stands or booths that are typically intended to sell prepared foods, including ice cream, pretzels, and the like. Food kiosks may be found inside a large office building or shopping mall, but may also be secured for outside use. Some communities, like Maui County, Hawaii, allow a variety of products to be sold at a kiosk, provided certain standards are met (§30.08.030). While temporary in structure, food kiosks are often stationary with a defined location. Food carts allow the vendor to sell from outside the moveable unit and are often used to sell fresh fruits and vegetables. Typically, the food in kiosks and carts is prepared elsewhere and kept cold or hot in the unit. The city of New York encourages "green carts" that offer fresh produce in certain areas of the city and has special regulations for these uses (www.nyc.gov/greencarts).

In communities across the U.S., mobile food vendors are seeking permits to start these innovative businesses. They often run into roadblocks at city hall, because while many zoning ordinances include provisions for temporary uses, most do not contain current definitions for mobile food vending nor do they include any standards that specifically relate to vending and the issues that may arise. The net result in many communities, intentional or unintentional, is a prohibition on mobile food vending.

THE PROS AND CONS OF MOBILE FOOD VENDING

Over the past few years, most of the economy has been struggling and the workforce has been challenged to adapt. With laid-off workers trying to reinvent themselves and new immigrants looking for opportunities, the number of people starting new businesses is rising. Mobile food vending seems, for some, like a low-cost way to wade into the pool of business ownership. There are a number of reasons why communities may elect to sanction mobile food vending:

- ***It provides an opportunity to increase jobs and businesses.*** The cost of starting a food truck business can start at $25,000, where a traditional bricks-and-mortar establishment may start at $300,000, according to the National Restaurant Association (Emergent Research 2012).
- ***It offers opportunities to provide food choices where zoning precludes restaurants.*** Traditional zoning codes tend to restrict the uses permitted in office and industrial districts, only allowing uses that narrowly meet the intent of those districts. Office and industrial parks, in particular, are often isolated from the rest of the community, requiring employees to drive to retail and restaurant areas. In addition, some communities may not have access to variety of

healthy, fresh foods, and therefore decide to encourage such food vendors in certain neighborhoods by relaxing requirements. New York's green carts initiative allows additional permits to be issued over the city's defined limit to mobile food vendors that offer fresh produce in underserved neighborhoods, and Kansas City, Missouri, offers reduced permit fees for mobile food vendors in city parks that meet certain nutritional standards (Parks and Recreation Vending Policy 4.7.08).

- ***It can increase activity in struggling business districts*** by creating a dynamic environment where people gather around the availability of new and fresh food. The economy has taken a toll on businesses over the past several years. Those that are hanging on in some areas find that their neighboring buildings or businesses are vacant. Food trucks can be a way to enliven an area, generating traffic for existing businesses and possibly spinning off new business activity. The restaurant industry is evolving to meet the demands of patrons who are looking for locally grown, sustainable, healthy, and fast options for dining. When food trucks use social media to communicate about their location schedules, it can build up a certain level of excitement and anticipation that can make a positive social impact. In addition, the rising trend of "cart pods" and "food truck rallies" brings multiple mobile food vendors to one location, creating a festive atmosphere in an area for a short time.
- ***They signal to other potential businesses that the community is adapting to the evolving economy and supporting entrepreneurship.*** Mobile food trucks are a new way of doing business; in these early years, communities that anticipate the demand from businesses and consumers may also find that this flexibility signals receptivity to new business models.
- ***They are a way for restaurateurs to test the local market for future bricks-and-mortar facilities.*** Mobile food trucks offer opportunities to interact with a potential market, to test recipes and pricing, and see if the restaurant fits with the community. All across the United States there are examples of food truck businesses evolving into permanent establishments, including El Camion ("the truck") in northwest Seattle that has recently opened a restaurant and bar in the Ballard neighborhood after several years of experience with its two mobile food units. Torchy's Tacos in Austin, Texas, started with a food truck and now has eight bricks-and-mortar restaurants in Austin, Dallas, Fort Worth, and Houston—and two more opening this year. The Lunch Room in Ann Arbor, Michigan, plans to open its bricks-and-mortar location soon, using social media to solicit fans of its existing "Mark's Carts" to become investors in the restaurant.

Along with these potential benefits can come community impacts and possible conflicts. Some of the challenges associated with mobile food trucks might include problems with maintenance, trash, parking, noise, and vehicular and pedestrian circulation. In addition, some restaurateurs may be threatened by this new competition and try to prevent mobile food vending. Food trucks also have their own operational challenges, including dealing with unpredictable weather and maintaining an appropriate inventory despite limited storage.



Russ Herschler

Food truck gatherings are increasingly common in communities with extensive food truck offerings.

The best way to understand and manage the pros and cons of food trucks in individual communities is to solicit public input and dialogue about the needs and wants of the community. For example, Longmont, Colorado, went through an extensive research and public input process, surveying their local chamber of commerce and meeting with prospective mobile food vendors, residents groups, and restaurant owners. Their resulting ordinance language responds to the needs and concerns of the community (Longmont 2011).

ADDRESSING AREAS OF CONCERN THROUGH ZONING

Many communities are updating their codes to accommodate or regulate mobile vending. In June 2012 Grand Rapids, Michigan, included the following statement of intent in a new set of mobile food vending provisions:

> Employment and small business growth in the city can occur while providing a broad range of food choices to the public through careful allowances for temporary concession sales. The provisions of this section are intended to prevent predatory practices on bricks-and-mortar restaurants while allowing for new food vending opportunities that can add vitality to vacant parking lots and underutilized sites . . . (§5.9.32.K).

Other cities, including Phoenix, Arizona (§624.D.87); Chapel Hill, North Carolina (§§10-66–74); and Fort Worth, Texas (§5.406)—just to name a few—adopted regulations in 2012 to allow mobile vending or food trucks. Chapel Hill's provisions note that allowing food trucks will "promote diversification of the town's economy and employment opportunities and support the incubation and growth of entrepreneurial/start-up businesses" but also that food trucks pose "unique regulation challenges."

While specific approaches vary from place to place, communities interested in adding or updating regulations for mobile food vending should start by defining the uses and then consider each of the following questions:

- Where in the community should such uses be permitted?
- How long should a food truck be permitted to stay in one location?

- Are these mobile units just for food sales, or can other goods be sold as well?
- Does the community want to increase activity?
- How can the zoning ordinance address upkeep and maintenance?
- When can food trucks operate?
- How are visitor parking and circulation accommodated?
- How are these uses reviewed and permitted?
- What do vendors and their customers want or need?
- How is signage for the mobile unit regulated?
- How is the site lit to ensure safety?

Location

It is common to allow mobile food vending in commercial districts, but some communities add industrial districts or specify mixed use districts. Start with the community's comprehensive plan—is there a need or desire to increase activities in specific parts of the community? Are there concerns about the impact of single-purpose districts (especially office and industrial) on connectivity, traffic congestion, and business retention and recruitment? Are there any areas in the community where the population is underserved by food choices? Planners can take these concerns to the community and invite residents and business owners to share their thoughts on where mobile food vending might be appropriate and desirable.

Some communities make a distinction between vending on public property, which often requires a license but is not regulated by zoning, and private property, which often requires a temporary use permit and is regulated by the zoning ordinance. When permitted on private property, zoning standards should require evidence of property owner approval.

In consideration for existing facilities, some communities decide that there should be a minimum distance between mobile units and bricks-and-mortar restaurants. Some communities try to limit the impact on adjacent residential uses through a distance requirement or by restrictions on hours of operation. Planners should test these locational restrictions to ensure that realistic business opportunities exist. El Paso, Texas, repealed its locational requirement of 1,000 feet from bricks-and-mortar establishments following a 2011 lawsuit to provide sufficient opportunities for mobile food vendors (Berk and Leib 2012). Attorneys Robert Frommer and Bert Gall argue that separation from other establishments is not necessary and that food truck regulations should be narrowly tailored to legitimate health, safety, and welfare concerns, not regulate competition (2012).

The American Heart Association has also looked at location issues related to mobile food vending. They report that several communities across the country prohibit mobile food vending within a certain distance of schools (or at school release times) to limit the sometimes nutritionally challenged food choices available (2012). Woodland, California, prohibits mobile food vending within 300 feet of a public or private school, but will allow them on school property when approved by the school (§14-15). It a different twist, the Minneapolis Public School System introduced a food truck program this year to offer free nutritious meals to students during the summer months at four different sites in Minneapolis (Martinson 2013).

Duration

The length of time food trucks are permitted to stay in one place varies widely by community and often is related to where mobile food vending is permitted. Some communities allow food trucks on public property but prohibit overnight parking. Where on-street parking is at a premium, communities may consider allowing food trucks to utilize public parking spaces for the same duration as other parked vehicles. Chicago requires food trucks to follow posted meter time restrictions, with no more than two hours in one location. In addition, the city also limits mobile food vending to two hours on private property (§4-8).

In contrast, some communities allow food trucks on private property for up to 30 days or more at one location. For example, Grand Rapids allows concession sales for up to 200 consecutive days over 12 calendar months (§5.9.32.K.6).

Regulations like this may impact vendors in terms of the types of food that can be sold and the manner in which they are prepared, especially when preparation is done on-site. Communities may wish to consider whether the allowed duration is reasonable for food vendors as well as adjacent property owners.



Rodney Arroyo/Clearzoning

This food truck rally in Royal Oak, Michigan, illustrates how a gathering of food trucks can activate an otherwise underutilized space.

Goods Available for Sale

Some communities, like College Station, Texas, are very specific that the goods sold from mobile vending to be food related (§4-20). This is often borne of a desire to start with mobile vending on a limited basis to gauge its impact. As mobile food trucks become more prevalent, surely people will explore the ideas of starting other types of businesses in this format. Communities may wish to consider the questions raised earlier about location and assess whether or not it makes sense to allow other goods in addition to food to be sold in designated areas. For example, Ferndale, Michigan, allows a variety of wares to be sold by a mobile

vendor, including apparel, jewelry, household goods, and furnishings (§§7-73–82). That might be just the place for book publisher Penguin Group (USA) to take its recently introduced first mobile bookstore, which aims to make books accessible where big box retailers aren't located (Edsall 2013).

Number of Units in One Location

Some communities that are getting on board with mobile food vending have started allowing them to congregate for certain events and activities. For example, Royal Oak, Michigan, started a food truck "rally" at their indoor farmers market during colder months. It is a good way to utilize the facility as well as provide entertaining food options for city residents. It has now become a great family event every month year-round, with musical entertainment, bouncy houses, and face painting. The city limits the rally to no more than 10 different trucks with a variety of cuisine for the whole family.



Jill Bahm/Clearzoning

Site amenities like tables and chairs are often easier to accommodate on private property than in a public right-of-way.

According to Market Master Shelly Mazur, "It's nice to be able to offer a family-friendly event in a climate-controlled building with renovated bathrooms and seating."

On the other hand, in its 2010 ordinance, the city of Zillah, Washington, banned mobile food vending altogether, declaring it a "nuisance," and finding that "when mobile vendors congregate in the same area, the heightened intensity of use negatively impacts the surrounding area, particularly by increased trash" (§8.32). Fort Worth tackled this issue head-on, defining a group of food trucks as a "mobile food court" when two or more mobile vending units congregate. They allow these units to function on private property as a single business. To address potential negative impacts, each mobile food court must have its own on-site manager, who is responsible for the maintenance of the area (§5.406).

Trash

The type of standards for trash removal and upkeep will vary depending on the location and duration of the vending. Most communities require waste receptacles for every mobile food vending unit and some further require waste to be removed from a site daily. Keep in mind that where communities allow seating along with the mobile food unit, people will generate more trash on-site than in situations where there is no seating provided and people take their food (and trash) to go.

Hours of Operation

Some communities limit hours of operation to around lunchtime (e.g., 10:30 a.m. until 3:30 p.m.), and others allow sales from early in the morning to late in the evening (e.g., 7 a.m. until 10 p.m.). Some communities place no time limits on these operations in the zoning regulations. Again, consider where these units will be permitted and the potential conflicts with adjacent uses.

Parking and Circulation

Given the mobility of these vendors, they by necessity are typically located in parking areas. Whether in public spaces or a private parking lot, it is important to ensure sufficient parking for existing uses to prevent an undue burden on bricks-and-mortar establishments. For food trucks on private property, communities typically require the vendor to ensure that there is sufficient parking available for its use and any other uses on the site, including the space taken up by the unit itself. Some cities allow public parking areas to be utilized for food trucks, and may even allow metered parking spaces to be used provided the related meter fees are paid. For example, Minneapolis allows a mobile vendor to park at no more than two metered spaces, as long as they are not short-term spaces and are not located within 100 feet of an existing restaurant or sidewalk cafe—unless the restaurant owner gives consent (§188.485.c.7).

Licenses and Permits

Most communities require permits or licenses regardless of whether the trucks operate on public or private property. It is also common for the community to reference compliance with other codes, particularly state or local health codes. These other codes can impact how trucks operate. For example, California's Health and Safety Code requires trucks to have handwashing stations if food is prepared in the truck, but does not require them on trucks selling only prepackaged foods like frozen desserts (§114311).

Some communities cap the number of licenses available for food trucks to limit their impact, but many others do not. Grand Rapids requires a temporary use permit, subject to planning commission approval, and gives standards for consideration (§5.9.32.K.18), including an assessment asking "[w]ill the proposed stand, trailer, wagon or vehicle contribute
to the general aesthetic of the business district and include high quality materials and finishes?"

Site Amenities

Some communities specify that no tables or chairs are permitted, or if they are, then sanitary facilities are also required. There may be flexibility in the permitted arrangements for such facilities (for example, having permission to use such facilities within a reasonable distance of the mobile unit). Frisco, Texas, prohibits connections to po-

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table water, requiring mobile food vendors to store their water in an internal tank. The city also requires vendors to be located within 50 feet of an entrance of a primary building, and drive-through service is expressly prohibited (§3.02.01.A(20)). King County, Washington, requires that all mobile food vending in the county be located within 200 feet of a usable restroom (§5.34).

Signage

Some communities use their existing sign regulations, but others tailor standards for mobile units. In Michigan, both Grand Blanc Township (§7.4.9.F) and Kalamazoo (§§25-63–68) allow one sign on the mobile vending unit itself, but do not allow any other signage. This is fairly common. In many cases, the truck itself essentially functions as one big sign with colorful graphics. Additionally, many mobile food vendors now use social media to get out the word regarding the time and place they will set up shop, potentially reducing the need for additional signage beyond that on the unit itself.

Lighting

Lighting is not as commonly addressed as other issues, especially if a mobile food vending unit is located in an existing developed area, but it is likely presumed that other applicable lighting requirements appropriate to the location are to be followed. Consider adjacent uses and the impact of light trespass and glare. For example, Grand Blanc Township requires mobile food vending units to be lit with available site lighting. No additional exterior lighting is allowed unless permitted by the zoning board of appeals upon finding that proposed exterior lighting mounted to the mobile vending unit will not spill over on to adjacent residential uses as measured at the property line (§7.4.9.F.10).

TESTING, FOLLOW-UP, AND ENFORCEMENT

One of the nice things about mobile food vending is that it is really easy for a community to put a toe in the water and test the impact of regulations on mobile food vendors, other community businesses, and the public, and to adjust the regulations as appropriate. The Metropolitan Government of Nashville-Davidson County, Tennessee, initiated a test phase beginning April 2012 that will provide evaluative data for a successful mobile food vendor program. The program will initially be operated under a temporary permit issued by the Metro Public Works Permit Office for two specified zones, the downtown core and outside of it. Oakland, California, has a pilot program for "Food Vending Group Sites," defined as "the stationary operation of three (3) or more 'mobile food vendors' clustered together on a single private property site, public property site, or within a specific section of public right-of-way" (§5.51).

Before embarking on extensive zoning rewrites, review the suggested considerations with the community to anticipate and plan for appropriate ways to incorporate this use in a reasonable way. Mobile food vending is on the rise all over the country, from urban sites to the suburbs. When regulated appropriately, mobile food vending can bring real benefits to a community, including jobs, new businesses, fresh food, and vitality.

Cover image by Rodney Arroyo; design concept by Lisa Barton

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AMERICAN PLANNING ASSOCIATION

205 N. Michigan Ave.
Suite 1200
Chicago, IL 60601–5927

1030 15th Street, NW
Suite 750 West
Washington, DC 20005–1503

HOW DOES YOUR COMMUNITY REGULATE FOOD TRUCKS AND OTHER MOBILE VENDORS?

9

TITLE 10: ZONING

New Subsection B to 10-16-3

B. Exception. The parking of mobile food or retail vendor vehicles shall be an exception to Subparagraph A. above when in compliance with Section 10-3-14 and Chapter 5 of Title 3.

New Section 10-3-14

SECTION 10-3-14: MOBILE FOOD VENDOR VEHICLES AND RETAIL VENDOR VEHICLES

A. **PURPOSE:** To encourage and regulate the operation of mobile food vendor and retail vendor vehicles subject to operational standards, on public and private property within the City. These operational standards and application procedures are intended to recognize the opportunity for unique outdoor portable fare and added convenience to persons living and working within Yorkville, while protecting the health, safety and welfare of the general public.

B. DEFINITIONS:

CANTEEN TRUCK: A vehicle that operates to provide food services to workers at locations where access to such services is otherwise unavailable or impractical (e.g., a construction site); from which the operator sells food and beverages that require no on-site preparation or assembly other than the heating of pre-cooked foods; and is not advertised in any form to the general public except by virtue of signage on the vehicle. Products sold from canteen vendor vehicles may include fruits, vegetables, and pre-cooked foods such as hot dogs, prepackaged foods and pre-packaged drinks.

COMMISSARY: A catering establishment, restaurant, or any other place in which food, containers, or supplies are kept, handled, prepared, packaged, or stored.

EDIBLE FOOD PRODUCTS: Products that are ready for immediate consumption, including prepackaged food and food cooked, prepared or assembled on-site. The term "edible food products" does not include fresh produce unless the produce has been packaged, cooked, chopped, sliced, mixed, brewed, frozen, squeezed or otherwise prepared for consumption.

MOBILE FOOD VENDOR VEHICLE: A vehicle, from which edible food products are cooked, prepared or assembled with the intent to sell such items to the general public, provided that food vendor vehicles may also sell other edible food products and beverages that have been prepared or assembled elsewhere. Food vendor vehicle operators may market their products to the public via advertising, including social media. For the purposes of this Title, this shall also include ice cream vendor vehicles, canteen trucks and pushcarts.

LOCATION: Any single parcel or any combination of contiguous parcels owned or controlled by a single entity or affiliated entities.

LOT, IMPROVED: a platted lot or parcel of land upon which a building, structure or other primary use, as defined by the Zoning Ordinance, exists.

LOT, UNIMPROVED: a platted lot or parcel of land upon which no structure or uncompleted structure exists.

MOBILE RETAIL VENDOR VEHICLE: A vehicle from which merchandise is sold and retail sales are made, and is intended to be temporary, or is capable of being moved from one location to another.

PUSHCART: A non-motorized vehicle limited to serving non-potentially hazardous foods or commissary wrapped food maintained at proper temperatures.

SANITIZATION: The effective bactericidal treatment by a process that provides enough accumulative heat or concentration of chemicals for enough time to reduce the bacterial count, including pathogens, to a safe level on utensils and equipment.

VENDOR VEHICLE RALLY: A coordinated and advertised gathering of more than three (3) mobile food vendor and/or mobile retail vendor vehicles, in one location and on a date certain, with the intent to serve the public.

C. GENERAL PROVISIONS:

1. Mobile food vendor vehicles and mobile retail vendor vehicles shall obtain a Certificate of Registration from the Office of the City Clerk in accordance with Title 3, Chapter 5 of the City Code.

2. Mobile food vendor vehicles and mobile retail vendor vehicles must comply with all federal, state, county and local business tax, sales tax and other tax requirements.

3. It shall be a violation to operate a mobile food vendor vehicle or mobile retail vendor vehicle at any location except in compliance with the requirements of this section.

4. Mobile food vendor vehicles and mobile retail vendor vehicles are permitted in all zoning districts of the city, subject to the location and operational standards established in this Title or this Code.

5. Mobile food vendor vehicles and mobile retail vendor vehicles shall not obstruct or interfere with the free flow of pedestrian or vehicular traffic, including but not limited to access to or from any business, public building, or dwelling vehicle, nor shall it restrict the sight distances triangle at driveways and street right-of-way intersections or prevent access of emergency vehicles.

6. Drive-through vending is prohibited. No vendor shall make sales to any person in a vehicle.

7. No amplified music or loudspeakers shall be permitted. Mobile food vendor vehicle and mobile retail vendor vehicles shall comply with the provisions of the Performance Standards in Section 10-13-C-2 of the City Code. All smoke and odors generated by a mobile food vendor vehicle shall comply with the provisions of the Performance Standards in Section 10-13-C-3 and Section 10-13-C-4 of the City Code.

8. Any exterior lighting provided on the mobile food vendor vehicles or mobile retail vendor vehicles shall comply with the Performance Standards in Section 10-13-C-7 of the City Code.

9. No sales or service of alcohol shall be allowed by mobile food vendor vehicles.

10. Mobile food vendor vehicles and mobile retail vendor vehicles shall provide at least one (1) trash receptacle for use by patrons and in a convenient location that does not impede pedestrian or vehicular traffic. All litter or debris generated immediately within the vicinity of the mobile food vendor vehicle or mobile retail vendor vehicle shall be collected and removed by the mobile operator.

D. LOCATION AND OPERATIONAL STANDARDS:

1. Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles Operating within the Public Right-of-Way

    a. Mobile food vendor vehicles and mobile retail vendor vehicles shall be legally parked in full compliance with all state and local parking provisions which apply to the location at which it is parked, including any sign prohibiting the parking or standing of a vehicle or indicating a parking time limit.

    b. Operation of mobile food vendor vehicles and mobile retail vendor vehicles within city parks shall be subject to rules and regulations established by the park board.

    c. No unattended mobile food vendor vehicle or mobile retail vendor vehicle shall be parked or left overnight within a public right-of-way or on any other public property.

    d. Mobile food vendor vehicles or mobile retail vendor vehicles shall not operate within the public right-of-way within 500 feet from any K -12 school building, as defined by the State of Illinois, between the hours of 7:00 a.m. and 4:00 p.m. on regular school days; unless as part of a permitted special event or rally.

    e. Mobile food vendor vehicles or mobile retail vendor vehicles shall not be parked within 25 feet from a street intersection with a crosswalk, traffic light, or stop sign, or within 25 feet from a railroad crossing.

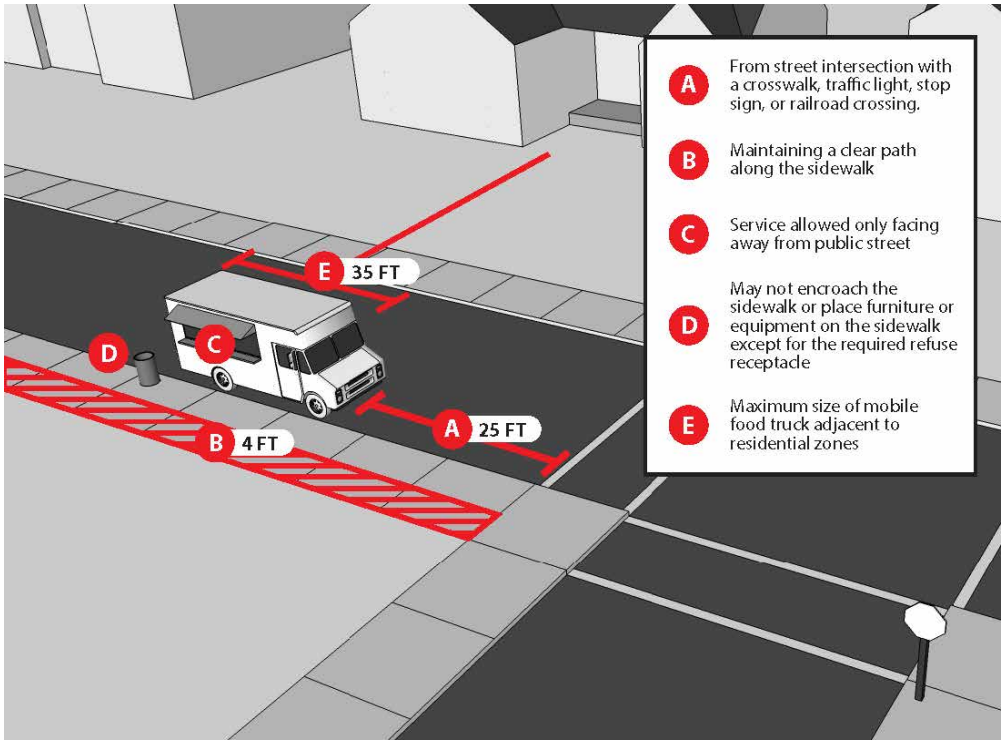
f. Mobile food vendor vehicles or mobile retail vendor vehicle operators shall be responsible for organizing customer queuing in a manner that maintains a clear path along the sidewalk that is at least four (4) feet wide and does not interfere with or obstruct the free passage of pedestrians.

g. All sales and service shall be limited solely to that side of the mobile food vendor vehicle or mobile retail vendor vehicle facing away from the public street.

h. Mobile food vendor vehicles and mobile retail vendor vehicles shall not encroach onto a public sidewalk with any part of the vehicle or any other equipment or furniture related to the operation of its business, except for required refuse receptacles.

i. Mobile food vendor vehicles greater than 35 feet in length, or that occupy more than two on-street parking spaces, are not permitted to operate in the public right-of-way adjacent to residentially zoned properties.

j. Mobile food vendor vehicles or mobile retail vendor vehicles shall not block a lawfully placed monument sign of another business.



2. Mobile Food Vendor Vehicles and Retail Vendor Vehicles Operating on Private Property

a. Mobile food vendor vehicles and retail vendor vehicles may be permitted to operate on private property as a temporary accessory use in all zoning districts.

b. Mobile food vendor vehicles and retail vendor vehicles on private property shall have a notarized letter of permission from the property owner granting the operator the owner's express consent to operate on the site in accordance with the approved Certificate of Registration.

c. Mobile food vendor vehicles and retail vendor vehicles shall not occupy more than 40% percent of required parking spaces on an improved lot or exceed the maximum lot coverage for the district in which it is located on an unimproved lot.

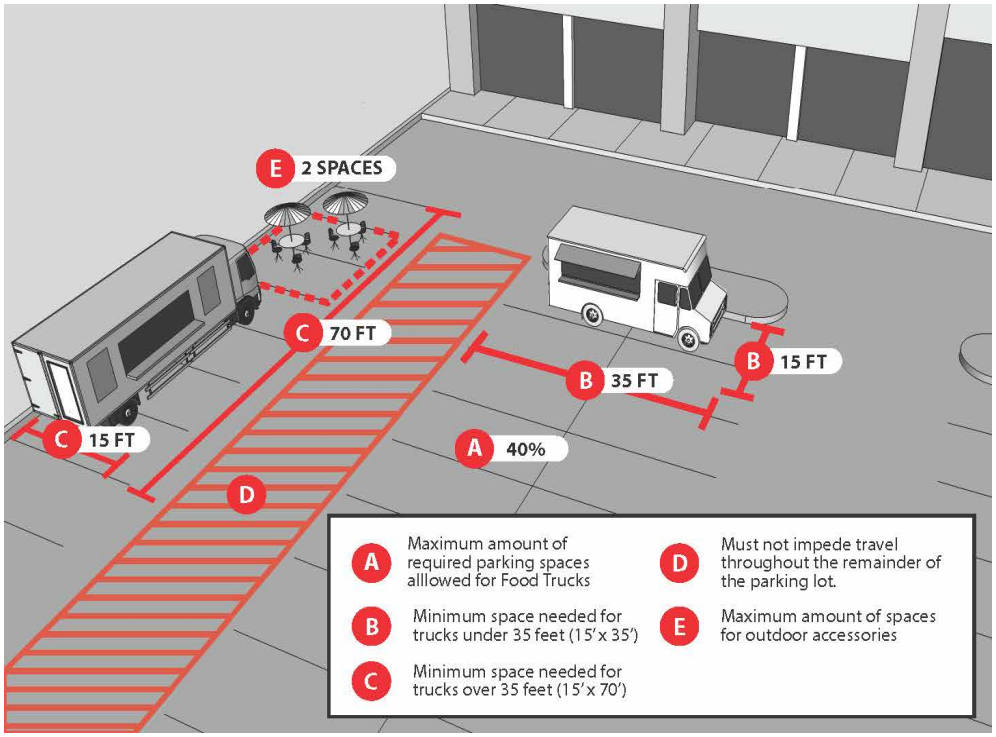
d. The maximum number of mobile food vendor vehicles and retail vendor vehicles permitted on a site shall be determined as follows:

    1. One (1) mobile food vendor vehicle or retail vendor vehicle may operate on the site for every 525 square foot paved area (at least 35 feet by 15 feet in dimension); except that mobile food vendor vehicles or retail vendor vehicles greater than 35 feet in length require a space at least 70 feet by 15 feet.

    2. Mobile food vendor vehicle and retail vendor vehicle operations shall occur upon a paved, level parking area or surface.

    3. Mobile food vendor vehicles and retail vendor vehicles parked within required parking areas shall not impede pedestrian or vehicle ingress or egress through the remainder of the parking area or adjacent public right-of-way.

    4. Mobile food vendor vehicles and retail vendor vehicles may be permitted to have canopies and outdoor seating areas, provided these additional outdoor accessories may not occupy more than two (2) parking spaces per mobile food vendor vehicle or retail vendor vehicle.



3. Canteen Trucks Operating on Private Property

    a. Canteen Trucks operating on private property shall have a notarized letter of permission from the property owner granting the operator the owner's express consent to operate on the site in accordance with the approved Certificate of Registration.

    b. Canteen Trucks may operate on an unimproved lot or parcel, only if such lot or parcel or an adjoining lot or parcel is undergoing permitted construction activity.

    c. Canteen Trucks shall not block fire lanes, designated construction traffic lanes for ingress or egress or access to or from the construction site.

    d. No unattended Canteen Truck shall be parked overnight on any property.

4. Private Vendor Service by Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles

    a. Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles may provide private sales service within the public right-of-way and on private property in residential districts only.

    b. Private vendor services by Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles shall be limited to private guests of the event host only. No walk-up customers are permitted.

    c. Payment shall occur directly between the event host and the Mobile Food Vendor Vehicle and retail vendor vehicle. No payment transactions shall occur for individual orders.

    d. All operational standards for operating a Mobile Food Vendor Vehicle and Mobile Retail Vendor Vehicle as provided in this section shall apply.

Draft 11/1/2018

Chapter 5: Sanitation and Mobile Vendors

Article A. Food Service and Sanitation

Article B. Mobile Vendor Vehicles

Article C. Truck Rally Special Events

ARTICLE A. FOOD SERVICE AND SANITATION

3-5A-1: FOOD SERVICE AND SANITATION:

A. Regulations Adopted: The Food Service and Sanitation Ordinance adopted by the County of Kendall as Ordinance _____ on _____ together with all appendices thereto, and all subsequent amendments is hereby adopted as the regulations governing the sanitation procedures and control for the storage, preparation and serving of food within the city with such amendments as hereinafter set forth in this chapter.

ARTICLE B. MOBILE VENDOR VEHICLES

3-5B-1: DEFINITIONS:

The words and terms set forth in this section, wherever they occur in this chapter, shall be construed as herein defined:

CANTEEN TRUCK: A vehicle that operates to provide food services to workers at locations where access to such services is otherwise unavailable or impractical (e.g., a construction site); from which the operator sells food and beverages that require no on-site preparation or assembly other than the heating of pre-cooked foods; and is not advertised in any form to the general public except by virtue of signage on the vehicle. Products sold from canteen vendor vehicles may include fruits, vegetables, and pre-cooked foods such as hot dogs, prepackaged foods and pre-packaged drinks.

COMMISSARY: A catering establishment, restaurant, or any other place in which food, containers, or supplies are kept, handled, prepared, packaged, or stored.

EDIBLE FOOD PRODUCTS: Products that are ready for immediate consumption, including prepackaged food and food cooked, prepared or assembled on-site. The term "edible food products" does not include fresh produce unless the produce has been packaged, cooked, chopped, sliced, mixed, brewed, frozen, squeezed or otherwise prepared for consumption.

MOBILE FOOD VENDOR VEHICLE: A vehicle, from which edible food products are cooked, prepared or assembled with the intent to sell such items to the general public, provided that food vendor vehicles may also sell other edible food products and beverages that have been prepared or assembled elsewhere. Food vendor vehicle operators may market their products to the public via advertising, including social media. For the purposes of this Title, this shall also include ice cream vendor vehicles, canteen trucks and pushcarts.

LOCATION: Any single parcel or any combination of contiguous parcels owned or controlled by a single entity or affiliated entities.

LOT, IMPROVED: a platted lot or parcel of land upon which a building, structure or other primary use, as defined by the Zoning Ordinance, exists.

LOT, UNIMPROVED: a platted lot or parcel of land upon which no structure or uncompleted structure exists.

MOBILE RETAIL VENDOR VEHICLE: A vehicle from which merchandise is sold and retail sales are made, and is intended to be temporary, or is capable of being moved from one location to another.

PUSHCART: A non-motorized vehicle limited to serving non-potentially hazardous foods or commissary wrapped food maintained at proper temperatures.

SANITIZATION: The effective bactericidal treatment by a process that provides enough accumulative heat or concentration of chemicals for enough time to reduce the bacterial count, including pathogens, to a safe level on utensils and equipment.

VENDOR VEHICLE RALLY: A coordinated and advertised gathering of more than three (3) mobile food vendor and/or mobile retail vendor vehicles, in one location and on a date certain, with the intent to serve the public.

3-5B-2: CERTIFICATE OF REGISTRATION REQUIRED:

Every person desiring to engage in mobile vendor services within the city is hereby required to make written application for a certificate of registration as hereinafter provided. It shall be unlawful for any person to engage in mobile vendor service without having first obtained said certificate of registration. Said certificate shall be carried by the applicant while engaged in mobile vendor service and shall be displayed at all times in a place readily visible to all customers. The term for mobile vendor registrations shall commence on January 1 and shall expire on December 31 of each year.

3-5B-3: MOBILE VENDOR SERVICE ON PUBLIC PROPERTY:

A. It shall be unlawful for any person or entity to operate as a mobile food or retail vendor on property owned by a governmental entity including streets, roadways, alleys, sidewalks, parks, or right of ways within the city without first having obtained a certificate of registration from the office of the city clerk. Application for a certificate of registration shall be made upon a form provided by the office of the city clerk and filed with such. The applicant shall truthfully state in full the information requested on the application:

1. Applicant name, present place of residence, length of residence at such address, phone number, business name, business address, type of business, length of time in type of business being applied for.

2. Name, address, phone number for all drivers or operators of the mobile vendor vehicles;

3. Identification: Copy of current state photo identification or driver's license from all applicants, members, partners, officers, drivers, and operators;

4. Description of vendor services: Description sufficient for identification of the mobile service provided by the merchant which the applicant will engage in;

5. List of the mobile vehicles/trucks or pushcarts intended to be operated including the make, model, year, vehicle identification number and license plate number for each;

6. Date Of Previous Application: The date, or approximate date, of the latest previous application for certificate under this chapter, if any;

7. Revocation History: Whether a certificate of registration issued to the applicant under this chapter has ever been revoked;

8. History of violation convictions: Whether the applicant, driver, or operator has ever been convicted of a violation of any of the provisions of this chapter or the ordinance of any other Illinois municipality regulating the activities of mobile vendors;

9. History of Conviction Of A Felony: Whether the applicant, driver, or operator has ever been convicted of the commission of a felony under the laws of the state of Illinois or any other state or federal law of the United States;

10. Tax Identification Number: Each applicant shall produce an Illinois department of revenue identification number for the retailers' occupation tax. No license shall be issued if the applicant does not have an identification number except that no identification number shall be required if a mobile vendor is sponsored by or working for a religious, educational, or charitable organization where such organization is entirely a nonprofit organization and who can furnish the city with a "tax exempt number" and written proof of its "tax exempt status";

11. Health Certificate: Any mobile food vendor shall be required to obtain a health inspection certificate from the Kendall County public health department. Said certificate shall be required to do business under a certificate of registration under this title in the city of Yorkville;

12. Photo of The Applicant: Each applicant, driver, and operator shall submit a photo that must be the same size as required for passports being two inches by two inches (2" x 2")

13. Insurance. The applicant shall obtain and maintain in force comprehensive general liability, broad form property damage and blanket contractual liability insurance in a combined single limit amount, per claim and aggregate of at least one million dollars ($1,000,000.00) covering the applicant’s operations. Such insurance shall name, on a special endorsement form, the City of Yorkville, its elected and appointed boards, commissions, officers, agents and employees as additional insurers. A certificate of insurance shall contain provisions that prohibit cancellations, modifications, or lapse without thirty (30) days prior written notice to the city’s Clerks Office.

B. All statements made by the applicant upon the application or in connection therewith shall be under oath.

C. The office of the city clerk shall require every applicant, driver, and operator to submit to fingerprinting by the police department in connection with the application for certificate. The applicant, driver, and operator shall pay the fee as set by the Illinois state police for fingerprint submissions.

D. The office of the city clerk shall cause to be kept an accurate record of every application received and acted upon together with all other information and data pertaining thereto and all certificates of registration issued under the provisions of this chapter and of the denial of applications.

E. No certificate of registration shall be issued to any person who has been convicted of the commission of a felony under the laws of the state of Illinois or any other state or federal law of the United States, within five (5) years of the date of the application; nor to any person who has been convicted of a violation of any of the provisions of this chapter, nor to any person whose certificate of registration issued hereunder has previously been revoked as herein provided.

F. Each applicant for mobile service on public property shall pay a two hundred dollar ($200.00) application fee per application. The application fee covers the first mobile vehicle/truck or pushcart. Additional mobile vehicles/trucks or pushcarts will be one hundred dollars ($100.00) each. All fees are nonrefundable. No application fee shall be charged of a mobile ~~food~~ vendor sponsored by or working for a religious, educational, or charitable organization where such organization is entirely a nonprofit organization and who can furnish the city with a "tax exempt number" and written proof of its "tax exempt status.

3-5B-4: MOBILE VENDOR SERVICE ON PRIVATE PROPERTY:

A. It shall be unlawful for any person or entity to operate as a mobile food or retail vendor on private property without first having obtained a certificate of registration from the office of the city clerk. Application for a certificate of registration shall be made upon a form provided by the office of the city clerk and filed with such. The applicant shall truthfully state in full the information requested on the application:

1. Applicant name, present place of residence, length of residence at such address, phone number, business name, business address, type of business, length of time in type of business being applied for.

2. Name, address, phone number for all drivers or operators of the mobile vendor vehicles;

3. Identification: Copy of current state photo identification or driver's license from all applicants, members, partners, officers, drivers, and operators;

4. Description Of Mobile Food Service: Description sufficient for identification of the mobile service provided by the merchant which the applicant will engage in;

5. List of the mobile food vehicles/trucks or pushcarts intended to be operated including the make, model, year, vehicle identification number and license plate number for each;

6. Date Of Previous Application: The date, or approximate date, of the latest previous application for certificate under this chapter, if any;

7. Revocation History: Whether a certificate of registration issued to the applicant, driver, or operator under this chapter has ever been revoked;

8. History of violation convictions: Whether the applicant, driver, or operator has ever been convicted of a violation of any of the provisions of this chapter or the ordinance of any other Illinois municipality regulating the activities of mobile vendors;

9. History of Conviction Of A Felony: Whether the applicant, driver, or operator has ever been convicted of the commission of a felony under the laws of the state of Illinois or any other state or federal law of the United States;

10. Tax Identification Number: Each applicant shall produce an Illinois department of revenue identification number for the retailers' occupation tax. No license shall be issued if the applicant does not have an identification number except that no identification number shall be required if a mobile food vendor is sponsored by or working for a religious, educational, or charitable organization where such organization is entirely a nonprofit organization and who can furnish the city with a "tax exempt number" and written proof of its "tax exempt status";

11. Health Certificate: Any mobile food vendor shall be required to obtain a health inspection certificate from the Kendall County public health department. Said certificate shall be required to do business under a certificate of registration under this title in the city of Yorkville;

12. Photo of The Applicant: Each applicant, driver, and operator shall submit a photo that must be the same size as required for passports being two inches by two inches (2" x 2").

13. Mobile Food and Retail Vendors operating on private property shall have a notarized letter of permission from each property owner granting the operator the owner's express consent to operate on the site in accordance with the approved certificate of registration.

14. Insurance. The applicant shall obtain and maintain in force comprehensive general liability, broad form property damage and blanket contractual liability insurance in a combined single limit amount, per claim and aggregate of at least one million dollars ($1,000,000.00) covering the applicant’s operations. Such insurance shall name, on a special endorsement form, the City of Yorkville, its elected and appointed boards, commissions, officers, agents and employees as additional insurers. A certificate of insurance shall contain provisions that prohibit cancellations, modifications, or lapse without thirty (30) days prior written notice to the city’s Clerks Office.

B. All statements made by the applicant upon the application or in connection therewith shall be under oath.

C. The office of the city clerk shall require every applicant, driver, and operator to submit to fingerprinting by the police department in connection with the application for certificate. The applicant, driver, and operator shall pay the fee as set by the Illinois state police for fingerprint submissions.

D. The office of the city clerk shall cause to be kept an accurate record of every application received and acted upon together with all other information and data pertaining thereto and all certificates of registration issued under the provisions of this chapter and of the denial of applications.

E. No certificate of registration shall be issued to any person who has been convicted of the commission of a felony under the laws of the state of Illinois or any other state or federal law of the United States, within five (5) years of the date of the application; nor to any person who has been convicted of a violation of any of the provisions of this chapter, nor

to any person whose certificate of registration issued hereunder has previously been revoked as herein provided.

F. Each applicant shall pay a twenty-five dollar ($25.00) application fee per application. The application fee covers the first mobile vehicle. Additional mobile vehicles will be ten dollars ($10.00) each. All fees are nonrefundable. No application fee shall be charged of a mobile vendor sponsored by or working for a religious, educational, or charitable organization where such organization is entirely a nonprofit organization and who can furnish the city with a "tax exempt number" and written proof of its "tax exempt status".

3-5B-5: ISSUANCE OF CERTIFICATE:

A. The office of the city clerk, after consideration of the application and all information obtained relative thereto, shall, within ten (10) business days of application, approve or deny the application. If the person does not possess the qualifications for such certificate, as herein required, and the issuance of a certificate of registration to the applicant would not be in accord with the intent and purpose of this chapter or Section 13-3-14, then the office of the city clerk shall deny the application. Endorsement shall be made by the office of the city clerk upon the application of the denial of the application. If the applicant is found to be fully qualified, the certificate of registration shall be issued within five (5) business days of the application approval so long as the application fees have been fully paid.

B. The registration requirement for mobile vending vehicles is waived for all city sponsored special events.

3-5B-6: MOBILE FOOD SERVICE:

A. Mobile food vendor vehicles shall comply with the requirements of this article, except as otherwise provided in this section and Section 13-3-14. The health department may impose additional requirements to protect against health hazards related to the conduct of the food service establishment as a mobile operation, may prohibit the sale of some or all potentially hazardous food and, when no health hazard will result, may waive or modify requirements of this article relating to physical facilities except those requirements of this section.

B. All food items available for sale and the price of each item must be posted on the exterior of the mobile food vendor vehicle.

C. Mobile food vendor vehicles serving only food prepared, packaged in individual servings, transported, and stored under conditions meeting the requirements of this article or beverages that are not potentially hazardous and are dispensed from covered urns or other protected equipment, need not comply with requirements of this chapter pertaining to the necessity of water and sewage systems nor to those requirements pertaining to the cleaning and sanitization of equipment and utensils if the required equipment for cleaning and sanitization exists at the commissary.

D. A mobile food vendor vehicle requiring a water system shall have a potable water system under pressure. The system shall be of sufficient capacity to furnish enough hot and cold water for food preparation, utensil cleaning and sanitizing, and hand washing, in accordance with the requirements of this chapter. The water inlet shall be located so that it will not be contaminated by waste discharge, road dust, oil or grease, and it shall be

kept capped unless being filled. The water inlet shall be provided with a transition connection of a size or type that will prevent its use for any other service. All water distribution pipes or tubing shall be constructed and installed in accordance with the requirements of this chapter.

E. If liquid waste results from operation of a mobile food unit, the waste shall be stored in a permanently installed retention tank that is of at least fifteen percent (15%) larger capacity than the water supply tank. Liquid waste shall not be discharged from the retention tank when the mobile food unit is in motion. All connections on the vehicle for servicing mobile food unit waste disposal facilities shall be of a different size or type than those used for supplying potable water to the mobile food unit. The waste connection shall be located lower than the water inlet connection to preclude contamination of the potable water system.

3-5B-7: COMMISSARY:

A. Mobile food vendor vehicles shall operate from a commissary or other fixed food service establishment and shall report at least daily to such location for all supplies and for all cleaning and servicing operations.

B. The commissary or other fixed food service establishment used as a base of operation for mobile food vendor vehicles shall be constructed and operated in compliance with the requirements of this chapter.

3-5B-8: SERVICING AREA AND OPERATIONS:

A. A mobile food vendor vehicles servicing area shall be provided and shall include at least overhead protection for any supplying, cleaning, or servicing operation. Within this servicing area there shall be a location provided for the flushing and drainage of liquid wastes separate from the location provided for water servicing and for the loading and unloading of food and related supplies. This servicing area will not be required where only packaged food is placed in the mobile food unit or pushcart or where mobile food vending vehicles do not contain waste retention tanks. The surface of the servicing area shall be constructed of a smooth nonabsorbent material, such as concrete or machine laid asphalt and shall be maintained in good repair, kept clean, and be graded to drain.

B. Potable water servicing equipment shall be installed according to law and shall be stored and handled in a way that protects the water and equipment from contamination. The mobile food unit liquid waste retention tank, where used, shall be thoroughly flushed and drained during the servicing operation. All liquid waste shall be discharged to a sanitary sewerage disposal system in accordance with Yorkville-Bristol sanitary district rules and regulations.

3-5B-9: TIME LIMIT/RESTRICTIONS ON MOBILE VENDOR UNITS:

A. Mobile vendors may conduct business from nine o'clock (9:00) A.M. to eight thirty o'clock (8:30) P.M. Sunday through Saturday, including holidays unless such business is located on private property or as part of a city sponsored special event.

B. Mobile vendors are not licensed to conduct business door to door.

C. It shall be unlawful for any person, mobile food vendor vehicle operator to drink any alcoholic beverages, shout or call to prospective customers, or to disturb the peace in any manner while on duty.

D. Sale of food from mobile food vendor vehicles shall be prohibited as follows:

1. In any city park, or on city park property, including parking lots unless the mobile food vendor has received a park vending permit from the city's parks and recreation department.

2. In any area where the operation impedes vehicular or pedestrian travel as determined by the chief of police or his designee.

E. The city has the ability to restrict the location of mobile food vendors should it be determined the location creates a parking shortage, parking issue, or unsafe parking conditions.

ARTICLE C. TRUCK RALLY SPECIAL EVENTS

3-5C-1 TRUCK RALLY SPECIAL EVENTS

A. Applicability and Approval:

All truck rallies of more than three (3) Mobile Food Vendor Vehicles and/or Mobile Retail Vendor vehicles on public or private property require:

1. Issuance of a permit for a truck rally shall be subject to the review and approval of:
    a. The Community Development Director for all conditions relating to the Zoning Code.
    b. The Director of Parks and Recreation for any truck rally within a city park,
    c. The Public Works Director and Police Chief for any truck rally in the public right-of-way, and
2. Traffic control and pedestrian safety in the vicinity of the event shall be the responsibility of the permittee of the event.

B. Permit Application

1. In order to obtain a truck rally permit, the entity or organization hosting the truck rally, or the property owner of the location of the truck rally, must complete an application form provided by the City Clerk.
2. An application fee of fifty dollars ($50.00) shall be required for all truck rally special events.
3. The application shall be submitted no later than 30 days prior to the proposed event and shall include the following information:
    a. Name and address of the owner of the entity or organization hosting the truck rally.
    b. Name of person in charge of the truck rally and a telephone number that may be used to contact such person during the vendor vehicle rally.

c. Name, address and a contact phone number of the owner of the property on which the vendor vehicle rally will be held.

d. Location map of the general area within 500 feet surrounding the proposed truck rally site.

e. A dimensioned site plan of the property on which the food truck rally will be held, showing proposed location of each food truck including distances from adjacent buildings, streets and other trucks; location of any portable restroom facilities, if applicable; and location of any stages, tents, seating areas and any other facilities, structures or equipment to be used in conjunction with the food truck rally.

f. Written description of the plans for the food truck rally, including parking locations, traffic control plans and the anticipated hours of operation.

g. A list of all mobile food truck and/or mobile retail vendor vehicles participating in the food truck rally, along with confirmation that each vehicle operator has obtained or will obtain a Certificate of Registration with the Office of the City Clerk in accordance with Title 3: Business and License Regulations, Chapter 5 Food and Food Dealers, Article B. Mobile Food Vendor Vehicles of the City Code.

h. Dates and hours of operation requested for the truck rally.

i. An executed indemnification agreement in favor of the City of Yorkville for truck rallies occurring within the public right-of-way or public property.

j. The permittee shall obtain and maintain in force comprehensive general liability, broad form property damage and blanket contractual liability insurance in a combined single limit amount, per claim and aggregate of at least one million dollars ($1,000,000.00) covering the permittee's operations on the sidewalk or right-of-way. Such insurance shall name, on a special endorsement form, the City of Yorkville, its elected and appointed boards, commissions, officers, agents and employees as additional insurers. A certificate of insurance shall contain provisions that prohibit cancellations, modifications, or lapse without thirty (30) days prior written notice to the city's Clerks Office.

C. Financial Guarantee

1. The city may establish requirements for the posting of a financial guarantee prior to issuance of a truck rally permit within the public right-of-way to ensure that:

a. The premises will be cleared of all trash and debris immediately after the truck rally ends.

b. Any damage to the public right-of-way resulting from the truck rally is repaired.

c. Any financial guarantee required shall be returned to the applicant only after all costs for removal of debris or repairs to public right-of-way damage have been deducted.

d. In the event the financial guarantee is not sufficient to cover such costs, the entity or organization hosting the food truck rally shall be responsible for paying all remaining costs.

D. Inspections

An application for a truck rally permit shall be subject to inspections by the Building Code Official and Fire Marshal prior to the start of the event, including but not limited to, inspections of all lighting and electrical equipment, tents, stages and other temporary facilities brought to the site.

E. Enforcement

1. Each of the following circumstances constitute a violation of this article, for which a citation may be issued by the city:

   a. Operation of a mobile vendor vehicle without a current, valid certificate or permit. Provided that each day and each separate location at which a mobile food vendor vehicle or mobile retail vendor vehicle is operated without a current, valid certificate or permit shall be considered a separate violation.

   b. Holding a truck rally without a permit or failing to comply with the conditions of approval for a truck rally permit.

   c. Failure to comply with any other provision of this article or Title.

   d. Citations may be issued to the mobile food vendor vehicle, mobile retail vendor vehicle operator, employee, organizing or hosting entity, or the property owner on which the vehicles are operated.

Ordinance No. 2019-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, ESTABLISHING REGULATIONS FOR MOBILE VENDOR VEHICLES AND TRUCK RALLY SPECIAL EVENTS

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, after review and updating of the current regulations for mobile food street vending, it has been recommended that new regulations be imposed for mobile vendor vehicles on private property and for truck rallies on public or private property in the City.

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 Article A of Chapter 5 of Title 3 of the Yorkville City Code, be and is hereby repealed and replaced with the following:

"ARTICLE A. MOBILE VENDOR VEHICLES

3-5A-1: DEFINITIONS:

The words and terms set forth in this section, wherever they occur in this chapter, shall be construed as herein defined:

CANTEEN TRUCK: A vehicle that operates to provide food services to workers at locations where access to such services is otherwise unavailable or impractical (e.g., a construction site); from which the operator sells food and beverages that require no on-site preparation or assembly other than the heating of pre-cooked foods; and is not advertised in any form to the general public except by virtue of signage on the vehicle. Products sold from canteen vendor vehicles may include fruits, vegetables, and pre-cooked foods such as hot dogs, prepackaged foods and pre-packaged drinks.

COMMISSARY: A catering establishment, restaurant, or any other place in which food, containers, or supplies are kept, handled, prepared, packaged, or stored.

EDIBLE FOOD PRODUCTS: Products that are ready for immediate consumption, including prepackaged food and food cooked, prepared or assembled on-site. The term "edible food products" does not include fresh produce unless the produce has been packaged, cooked, chopped, sliced, mixed, brewed, frozen, squeezed or otherwise prepared for consumption.

MOBILE FOOD VENDOR VEHICLE: A vehicle, from which edible food products are cooked, prepared or assembled with the intent to sell such items to the general public, provided that food vendor vehicles may also sell other edible food products and beverages that have been prepared or assembled elsewhere. Food vendor vehicle operators may market their products to the public via advertising, including social media. For the purposes of this Title, this shall also include ice cream vendor vehicles, canteen trucks and pushcarts.

LOCATION: Any single parcel or any combination of contiguous parcels owned or controlled by a single entity or affiliated entities.

LOT, IMPROVED: a platted lot or parcel of land upon which a building, structure or other primary use, as defined by the Zoning Ordinance, exists.

LOT, UNIMPROVED: a platted lot or parcel of land upon which no structure or uncompleted structure exists.

MOBILE RETAIL VENDOR VEHICLE: A vehicle from which merchandise is sold and retail sales are made, and is intended to be temporary, or is capable of being moved from one location to another.

PUSHCART: A non-motorized vehicle limited to serving non-potentially hazardous foods or commissary wrapped food maintained at proper temperatures.

SANITIZATION: The effective bactericidal treatment by a process that provides enough accumulative heat or concentration of chemicals for enough time to reduce the bacterial count, including pathogens, to a safe level on utensils and equipment.

VENDOR VEHICLE RALLY: A coordinated and advertised gathering of more than three (3) mobile food vendor and/or mobile retail vendor vehicles, in one location and on a date certain, with the intent to serve the public.

3-5A-2: CERTIFICATE OF REGISTRATION REQUIRED:

Every person desiring to engage in mobile vendor services within the city is hereby required to make written application for a certificate of registration as hereinafter provided. It shall be unlawful for any person to engage in mobile vendor service without having first obtained said certificate of registration. Said certificate shall be carried by the applicant while engaged in mobile vendor service and shall be displayed at all times in a place readily visible to all customers. The term for mobile vendor registrations shall commence on January 1 and shall expire on December 31 of each year.

3-5A-3: MOBILE VENDOR SERVICE ON PUBLIC PROPERTY:

A. It shall be unlawful for any person or entity to operate as a mobile food or retail vendor on property owned by a governmental entity including streets, roadways,

alleys, sidewalks, parks, or right of ways within the city without first having obtained a certificate of registration from the office of the city clerk. Application for a certificate of registration shall be made upon a form provided by the office of the city clerk and filed with such. The applicant shall truthfully state in full the information requested on the application:

1. Applicant name, present place of residence, length of residence at such address, phone number, business name, business address, type of business, length of time in type of business being applied for.

2. Name, address, phone number for all drivers or operators of the mobile vendor vehicles;

3. Identification: Copy of current state photo identification or driver's license from all applicants, members, partners, officers, drivers, and operators;

4. Description of vendor services: Description sufficient for identification of the mobile service provided by the merchant which the applicant will engage in;

5. List of the mobile vehicles/trucks or pushcarts intended to be operated including the make, model, year, vehicle identification number and license plate number for each;

6. Date Of Previous Application: The date, or approximate date, of the latest previous application for certificate under this chapter, if any;

7. Revocation History: Whether a certificate of registration issued to the applicant under this chapter has ever been revoked;

8. History of violation convictions: Whether the applicant, driver, or operator has ever been convicted of a violation of any of the provisions of this chapter or the ordinance of any other Illinois municipality regulating the activities of mobile vendors;

9. History of Conviction Of A Felony: Whether the applicant, driver, or operator has ever been convicted of the commission of a felony under the laws of the state of Illinois or any other state or federal law of the United States;

10. Tax Identification Number: Each applicant shall produce an Illinois department of revenue identification number for the retailers' occupation tax. No license shall be issued if the applicant does not have an identification number except that no identification number shall be required if a mobile vendor is sponsored by or working for a religious, educational, or charitable organization where such organization is entirely a nonprofit organization and who can furnish the city with a "tax exempt number" and written proof of its "tax exempt status";

11. Health Certificate: Any mobile food vendor shall be required to obtain a health inspection certificate from the Kendall County public health department. Said certificate shall be required to do business under a certificate of registration under this title in the city of Yorkville;

12. Photo of The Applicant: Each applicant, driver, and operator shall submit a photo that must be the same size as required for passports being two inches by two inches (2" x 2")

13. Insurance. The applicant shall obtain and maintain in force comprehensive general liability, broad form property damage and blanket contractual liability insurance in a combined single limit amount, per claim and aggregate of at least one million dollars ($1,000,000.00) covering the applicant's operations. Such insurance shall name, on a special endorsement form, the City of Yorkville, its elected and appointed boards, commissions, officers, agents and employees as additional insurers. A certificate of insurance shall contain provisions that prohibit cancellations, modifications, or lapse without thirty (30) days prior written notice to the city's Clerks Office.

B. All statements made by the applicant upon the application or in connection therewith shall be under oath.

C. The office of the city clerk shall require every applicant, driver, and operator to submit to fingerprinting by the police department in connection with the application for certificate. The applicant, driver, and operator shall pay the fee as set by the Illinois state police for fingerprint submissions.

D. The office of the city clerk shall cause to be kept an accurate record of every application received and acted upon together with all other information and data pertaining thereto and all certificates of registration issued under the provisions of this chapter and of the denial of applications.

E. No certificate of registration shall be issued to any person who has been convicted of the commission of a felony under the laws of the state of Illinois or any other state or federal law of the United States, within five (5) years of the date of the application; nor to any person who has been convicted of a violation of any of the provisions of this chapter, nor to any person whose certificate of registration issued hereunder has previously been revoked as herein provided.

F. Each applicant for mobile service on public property shall pay a two hundred dollar ($200.00) application fee per application. The application fee covers the first mobile vehicle/truck or pushcart. Additional mobile vehicles/trucks or pushcarts will be one hundred dollars ($100.00) each. All fees are nonrefundable. No application fee shall be charged of a mobile ~~food~~ vendor sponsored by or working for a religious, educational, or charitable organization where such organization is entirely a nonprofit organization and who can furnish the city with a "tax exempt number" and written proof of its "tax exempt status.

3-5A-4: MOBILE VENDOR SERVICE ON PRIVATE PROPERTY:

A. It shall be unlawful for any person or entity to operate as a mobile food or retail vendor on private property without first having obtained a certificate of registration from the office of the city clerk. Application for a certificate of registration shall be made upon a form provided by the office of the city clerk and filed with such. The applicant shall truthfully state in full the information requested on the application:

1. Applicant name, present place of residence, length of residence at such address, phone number, business name, business address, type of business, length of time in type of business being applied for.

2. Name, address, phone number for all drivers or operators of the mobile vendor vehicles;

3. Identification: Copy of current state photo identification or driver's license from all applicants, members, partners, officers, drivers, and operators;

4. Description Of Mobile Food Service: Description sufficient for identification of the mobile service provided by the merchant which the applicant will engage in;

5. List of the mobile food vehicles/trucks or pushcarts intended to be operated including the make, model, year, vehicle identification number and license plate number for each;

6. Date Of Previous Application: The date, or approximate date, of the latest previous application for certificate under this chapter, if any;

7. Revocation History: Whether a certificate of registration issued to the applicant, driver, or operator under this chapter has ever been revoked;

8. History of violation convictions: Whether the applicant, driver, or operator has ever been convicted of a violation of any of the provisions of this chapter or the ordinance of any other Illinois municipality regulating the activities of mobile vendors;

9. History of Conviction Of A Felony: Whether the applicant, driver, or operator has ever been convicted of the commission of a felony under the laws of the state of Illinois or any other state or federal law of the United States;

10. Tax Identification Number: Each applicant shall produce an Illinois department of revenue identification number for the retailers' occupation tax. No license shall be issued if the applicant does not have an identification number except that no identification number shall be required if a mobile food vendor is sponsored by or working for a religious, educational, or charitable organization where such organization is entirely a nonprofit organization and who can furnish the city with a "tax exempt number" and written proof of its "tax exempt status";

11. Health Certificate: Any mobile food vendor shall be required to obtain a health inspection certificate from the Kendall County public health department. Said certificate shall be required to do business under a certificate of registration under this title in the city of Yorkville;

12. Photo of The Applicant: Each applicant, driver, and operator shall submit a photo that must be the same size as required for passports being two inches by two inches (2" x 2").

13. Mobile Food and Retail Vendors operating on private property shall have a notarized letter of permission from each property owner granting the operator the owner's express consent to operate on the site in accordance with the approved certificate of registration.

14. Insurance. The applicant shall obtain and maintain in force comprehensive general liability, broad form property damage and blanket contractual liability insurance in a combined single limit amount, per claim and aggregate of at least one million dollars ($1,000,000.00) covering the applicant's operations. Such insurance shall name, on a special endorsement form, the City of Yorkville, its elected and appointed boards, commissions, officers, agents and employees as additional insurers. A certificate of insurance shall contain provisions that prohibit cancellations, modifications, or lapse without thirty (30) days prior written notice to the city's Clerks Office.

B. All statements made by the applicant upon the application or in connection therewith shall be under oath.

C. The office of the city clerk shall require every applicant, driver, and operator to submit to fingerprinting by the police department in connection with the application for certificate. The applicant, driver, and operator shall pay the fee as set by the Illinois state police for fingerprint submissions.

D. The office of the city clerk shall cause to be kept an accurate record of every application received and acted upon together with all other information and data pertaining thereto and all certificates of registration issued under the provisions of this chapter and of the denial of applications.

E. No certificate of registration shall be issued to any person who has been convicted of the commission of a felony under the laws of the state of Illinois or any other state or federal law of the United States, within five (5) years of the date of the application; nor to any person who has been convicted of a violation of any of the provisions of this chapter, nor to any person whose certificate of registration issued hereunder has previously been revoked as herein provided.

F. Each applicant shall pay a twenty-five dollar ($25.00) application fee per application. The application fee covers the first mobile vehicle. Additional mobile vehicles will be ten dollars ($10.00) each. All fees are nonrefundable. No application fee shall be charged of a mobile vendor sponsored by or working for a religious, educational, or charitable organization where such organization is entirely a nonprofit organization and who can furnish the city with a "tax exempt number" and written proof of its "tax exempt status".

3-5A-5: ISSUANCE OF CERTIFICATE:

A. The office of the city clerk, after consideration of the application and all information obtained relative thereto, shall, within ten (10) business days of application, approve or deny the application. If the person does not possess the qualifications for such certificate, as herein required, and the issuance of a certificate of registration to the applicant would not be in accord with the intent and purpose of this chapter or Section 13-3-14, then the office of the city clerk shall deny the application. Endorsement shall be made by the office of the city clerk upon the application of the denial of the application. If the applicant is found to be fully qualified, the certificate of registration

shall be issued within five (5) business days of the application approval so long as the application fees have been fully paid.

B. The registration requirement for mobile vending vehicles is waived for all city sponsored special events.

3-5A-6: MOBILE FOOD SERVICE:

A. Mobile food vendor vehicles shall comply with the requirements of this article, except as otherwise provided in this section and Section 13-3-14. The health department may impose additional requirements to protect against health hazards related to the conduct of the food service establishment as a mobile operation, may prohibit the sale of some or all potentially hazardous food and, when no health hazard will result, may waive or modify requirements of this article relating to physical facilities except those requirements of this section.

B. All food items available for sale and the price of each item must be posted on the exterior of the mobile food vendor vehicle.

C. Mobile food vendor vehicles serving only food prepared, packaged in individual servings, transported, and stored under conditions meeting the requirements of this article or beverages that are not potentially hazardous and are dispensed from covered urns or other protected equipment, need not comply with requirements of this chapter pertaining to the necessity of water and sewage systems nor to those requirements pertaining to the cleaning and sanitization of equipment and utensils if the required equipment for cleaning and sanitization exists at the commissary.

D. A mobile food vendor vehicle requiring a water system shall have a potable water system under pressure. The system shall be of sufficient capacity to furnish enough hot and cold water for food preparation, utensil cleaning and sanitizing, and hand washing, in accordance with the requirements of this chapter. The water inlet shall be located so that it will not be contaminated by waste discharge, road dust, oil or grease, and it shall be kept capped unless being filled. The water inlet shall be provided with a transition connection of a size or type that will prevent its use for any other service. All water distribution pipes or tubing shall be constructed and installed in accordance with the requirements of this chapter.

E. If liquid waste results from operation of a mobile food unit, the waste shall be stored in a permanently installed retention tank that is of at least fifteen percent (15%) larger capacity than the water supply tank. Liquid waste shall not be discharged from the retention tank when the mobile food unit is in motion. All connections on the vehicle for servicing mobile food unit waste disposal facilities shall be of a different size or type than those used for supplying potable water to the mobile food unit. The waste connection shall be located lower than the water inlet connection to preclude contamination of the potable water system.

3-5A-7: COMMISSARY:

A. Mobile food vendor vehicles shall operate from a commissary or other fixed food service establishment and shall report at least daily to such location for all supplies and for all cleaning and servicing operations.

B. The commissary or other fixed food service establishment used as a base of operation for mobile food vendor vehicles shall be constructed and operated in compliance with the requirements of this chapter.

3-5A-8: SERVICING AREA AND OPERATIONS:

A. A mobile food vendor vehicles servicing area shall be provided and shall include at least overhead protection for any supplying, cleaning, or servicing operation. Within this servicing area there shall be a location provided for the flushing and drainage of liquid wastes separate from the location provided for water servicing and for the loading and unloading of food and related supplies. This servicing area will not be required where only packaged food is placed in the mobile food unit or pushcart or where mobile food vending vehicles do not contain waste retention tanks. The surface of the servicing area shall be constructed of a smooth nonabsorbent material, such as concrete or machine laid asphalt and shall be maintained in good repair, kept clean, and be graded to drain.

B. Potable water servicing equipment shall be installed according to law and shall be stored and handled in a way that protects the water and equipment from contamination. The mobile food unit liquid waste retention tank, where used, shall be thoroughly flushed and drained during the servicing operation. All liquid waste shall be discharged to a sanitary sewerage disposal system in accordance with Yorkville-Bristol sanitary district rules and regulations.

3-5A-9: TIME LIMIT/RESTRICTIONS ON MOBILE VENDOR UNITS:

A. Mobile vendors may conduct business from nine o'clock (9:00) A.M. to eight thirty o'clock (8:30) P.M. Sunday through Saturday, including holidays unless such business is located on private property or as part of a city sponsored special event.

B. Mobile vendors are not licensed to conduct business door to door.

C. It shall be unlawful for any person, mobile food vendor vehicle operator to drink any alcoholic beverages, shout or call to prospective customers, or to disturb the peace in any manner while on duty.

D. Sale of food from mobile food vendor vehicles shall be prohibited as follows:

1. In any city park, or on city park property, including parking lots unless the mobile food vendor has received a park vending permit from the city’s parks and recreation department.

2. In any area where the operation impedes vehicular or pedestrian travel as determined by the chief of police or his designee.

E. The city has the ability to restrict the location of mobile food vendors should it be determined the location creates a parking shortage, parking issue, or unsafe parking conditions."

Section 2: That Article B of Chapter 5 of Title 3 of the Yorkville City Code, be and is hereby repealed and replaced with the following:

"ARTICLE B. TRUCK RALLY SPECIAL EVENTS

3-5B-1 TRUCK RALLY SPECIAL EVENTS

A. Applicability and Approval:

All truck rallies of more than three (3) Mobile Food Vendor Vehicles and/or Mobile Retail Vendor vehicles on public or private property require:

1. Issuance of a permit for a truck rally shall be subject to the review and approval of:
    a. The Community Development Director for all conditions relating to the Zoning Code.
    b. The Director of Parks and Recreation for any truck rally within a city park,
    c. The Public Works Director and Police Chief for any truck rally in the public right-of-way, and
2. Traffic control and pedestrian safety in the vicinity of the event shall be the responsibility of the permittee of the event.

B. Permit Application

1. In order to obtain a truck rally permit, the entity or organization hosting the truck rally, or the property owner of the location of the truck rally, must complete an application form provided by the City Clerk.
2. An application fee of fifty dollars ($50.00) shall be required for all truck rally special events.
3. The application shall be submitted no later than 30 days prior to the proposed event and shall include the following information:
    a. Name and address of the owner of the entity or organization hosting the truck rally.
    b. Name of person in charge of the truck rally and a telephone number that may be used to contact such person during the vendor vehicle rally.
    c. Name, address and a contact phone number of the owner of the property on which the vendor vehicle rally will be held.

d. Location map of the general area within 500 feet surrounding the proposed truck rally site.

e. A dimensioned site plan of the property on which the food truck rally will be held, showing proposed location of each food truck including distances from adjacent buildings, streets and other trucks; location of any portable restroom facilities, if applicable; and location of any stages, tents, seating areas and any other facilities, structures or equipment to be used in conjunction with the food truck rally.

f. Written description of the plans for the food truck rally, including parking locations, traffic control plans and the anticipated hours of operation.

g. A list of all mobile food truck and/or mobile retail vendor vehicles participating in the food truck rally, along with confirmation that each vehicle operator has obtained or will obtain a Certificate of Registration with the Office of the City Clerk in accordance with Title 3: Business and License Regulations, Chapter 5 Food and Food Dealers, Article B. Mobile Food Vendor Vehicles of the City Code.

h. Dates and hours of operation requested for the truck rally.

i. An executed indemnification agreement in favor of the City of Yorkville for truck rallies occurring within the public right-of-way or public property.

j. The permittee shall obtain and maintain in force comprehensive general liability, broad form property damage and blanket contractual liability insurance in a combined single limit amount, per claim and aggregate of at least one million dollars ($1,000,000.00) covering the permittee's operations on the sidewalk or right-of-way. Such insurance shall name, on a special endorsement form, the City of Yorkville, its elected and appointed boards, commissions, officers, agents and employees as additional insurers. A certificate of insurance shall contain provisions that prohibit cancellations, modifications, or lapse without thirty (30) days prior written notice to the city's Clerks Office.

C. Financial Guarantee

1. The city may establish requirements for the posting of a financial guarantee prior to issuance of a truck rally permit within the public right-of-way to ensure that:

a. The premises will be cleared of all trash and debris immediately after the truck rally ends.

b. Any damage to the public right-of-way resulting from the truck rally is repaired.

c. Any financial guarantee required shall be returned to the applicant only after all costs for removal of debris or repairs to public right-of-way damage have been deducted.

d. In the event the financial guarantee is not sufficient to cover such costs, the entity or organization hosting the food truck rally shall be responsible for paying all remaining costs.

D. Inspections

An application for a truck rally permit shall be subject to inspections by the Building Code Official and Fire Marshal prior to the start of the event, including but not limited to, inspections of all lighting and electrical equipment, tents, stages and other temporary facilities brought to the site.

E. Enforcement

1. Each of the following circumstances constitute a violation of this article, for which a citation may be issued by the city:

   a. Operation of a mobile vendor vehicle without a current, valid certificate or permit. Provided that each day and each separate location at which a mobile food vendor vehicle or mobile retail vendor vehicle is operated without a current, valid certificate or permit shall be considered a separate violation.

   b. Holding a truck rally without a permit or failing to comply with the conditions of approval for a truck rally permit.

   c. Failure to comply with any other provision of this article or Title.

   d. Citations may be issued to the mobile food vendor vehicle, mobile retail vendor vehicle operator, employee, organizing or hosting entity, or the property owner on which the vehicles are operated."

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____
City Clerk

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____
Mayor

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

Agenda Item Number

Public Safety Committee #1

Tracking Number

PS 2018-18

Agenda Item Summary Memo

Title: Code Amendment – Licensing Requirements for Resale Dealers

Meeting and Date: Special City Council – January 29, 2019

Synopsis: Please see attached.

Council Action Previously Taken:

Date of Action: PS 01-03-19 Action Taken: Moved forward to City Council agenda.

Item Number: PS 2018-18

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Erin Willrett (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: Public Safety Committee
From: Erin Willrett Assistant City Administrator
CC: Bart Olson, City Administrator
Rich Hart, Police Chief
Date: January 3, 2019
Subject: Code Amendment – Resale Dealers

Summary

Consideration of an amendment to city code regarding the licensing requirements for resale dealers.

Background

Staff was recently contacted by a business who wanted to know if a resale dealer's license was required if the business wanted to start a trade-in program for used electronic devices such as cell phones and also a trade-in program for gift cards.

When reviewing the licensing requirements for resale dealers, the code as written only requires a business to be licensed if the business derives more than "thirty-five percent (35%) of its gross receipts from the sale, consignment for sale, pledge or trade of any goods, wares or merchandise which have previously been owned by a consumer". Chief Hart reviewed the request and the current code and has recommended this section be amended to require a resale dealer's license for any business that is going to allow trade-ins of electronic equipment and gift cards.

A red-lined version of city code is attached along with a draft ordinance amending this section of city code.

Update

This item was brought before the Public Safety Committee at the October 4, 2018 meeting. Discussion took place regarding the specifics of the definition of "resale dealer". Staff has updated the draft ordinance to include language in the definition as follows "…thirty five percent (35%) of its gross receipts from the sale, consignment for sale, pledge or trade of any goods, wares or merchandise which have previously been owned by a consumer, including, but not limited to, furniture, appliances, clothing, automobile accessories, books or metals, whether in bulk or manufactured state. Any individual, firm, corporation or partnership engaged in the business of operating a business for profit which buys, sells, possesses on consignment for sale or trades jewelry, stamps, gift cards, coins, audio-video equipment, electronic equipment of any type or any precious metals which may have been previously owned by a consumer; and which generates more than 1 million dollars in gross sales receipts of any and all merchandise."

Recommendation

Staff recommends approval of the attached ordinance.

Ordinance No. 2019-_____

ORDINANCE AMENDING TITLE 3, CHAPTER 13 OF THE CODE OF ORDINANCES OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

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

WHEREAS, the City has determined that Chapter 13 of its Code of Ordinances should be amended in order to include certain business practices regarding the trading of electronic equipment or gift cards as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, that Title 3, Chapter 13, Section 3-13-1 of the Code of Ordinances is hereby amended by deleting the definition of "Resale Dealer" and the definition of "Used" as currently stated in said Section 3-13-1 and replace such terms with the following:

> "RESALE DEALER: Any individual, firm, corporation or partnership engaged in the business of operating a business for profit which buys, sells, possesses on consignment for sale or trades jewelry, stamps, gift cards, coins, audio-video equipment, electronic equipment of any type or any precious metals which may have been previously owned by a consumer; or which derives more than thirty five percent (35%) of its gross receipts from the sale, consignment for sale, pledge or trade of any goods, wares or merchandise which have previously been owned by a consumer, including, but not limited to, furniture, appliances, clothing, automobile accessories, books or metals, whether in bulk or manufactured state. Any individual, firm, corporation or partnership engaged in the business of operating a business for profit which buys, sells, possesses on consignment for sale or trades jewelry, stamps, gift cards, coins, audio-video equipment, electronic equipment of any type or any precious metals which may have been previously owned by a consumer; and which generates more than 1 million dollars in gross sales receipts of any and all merchandise.
>
> A. The term "resale dealer" shall include, but not be limited to, businesses commonly known as swap shop operators, cash for gold operators, stamp

dealers, coin dealers and jewelers that purchase and resell items from persons other than dealers possessing a federal employee identification number and suppliers and engage in disassembling for purposes other than appraisals, melting, or otherwise altering jewelry. The term "resale dealer' shall not include pawnbrokers, providers of commercial mobile services as defined in 47 USC 332(d) or their authorized dealers.

B. The fact that any business does any of the following acts shall be prima facie proof that such business is a resale dealer:

1. Advertises in any fashion that it buys or sells used items. Such advertisements shall include, but not be limited to, media advertisements, websites, telephone listings, and signs whether on the exterior or interior of the business.

2. Devotes a significant segment or section of the business premises to the purchase or sale of used items.

Used: Any goods, wares or merchandise which have previously been owned by a consumer, including, but not limited to, jewelry, stamps, coins, gift cards, audio-video equipment, electronic equipment of any type or any precious metals, furniture, appliances, clothing, automobile accessories, books or metals, whether in bulk or manufactured state."

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this ____ day of _____, A.D. 2019.

_____
CITY CLERK

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this ____ day of _____, A.D. 2019.

_____
MAYOR

Chapter 13

PAWNBROKER AND RESALE DEALERS

3-13-1: DEFINITIONS:

RESALE DEALER: Any individual, firm, corporation or partnership engaged in the business of operating a business for profit which buys, sells, possesses on consignment for sale or trades jewelry, stamps, gift cards, coins, audio-video equipment, electronic equipment of any type or any precious metals which may have been previously owned by a consumer; or which derives more than thirty five percent (35%) of its gross receipts from the sale, consignment for sale, pledge or trade of any goods, wares or merchandise which have previously been owned by a consumer, including, but not limited to, furniture, appliances, clothing, automobile accessories, books or metals, whether in bulk or manufactured state. Any individual, firm, corporation or partnership engaged in the business of operating a business for profit which buys, sells, possesses on consignment for sale or trades jewelry, stamps, gift cards, coins, audio-video equipment, electronic equipment of any type or any precious metals which may have been previously owned by a consumer; and which generates more than 1 million dollars in gross sales receipts of any and all merchandise.

A. The term "resale dealer" shall include, but not be limited to, businesses commonly known as swapshop operators, cash for gold operators, stamp dealers, coin dealers and jewelers that purchase and resell items from persons other than dealers possessing a federal employee identification number and suppliers and engage in disassembling for purposes other than appraisals, melting, or otherwise altering jewelry. The term "resale dealer" shall not include pawnbrokers, providers of commercial mobile services as defined in 47 USC 332(d) or their authorized dealers~~, or retail merchants that do not purchase previously owned items directly from the public at the retail location~~.

B. The fact that any business does any of the following acts shall be prima facie proof that such business is a resale dealer:

1. Advertises in any fashion that it buys or sells used items. Such advertisements shall include, but not be limited to, media advertisements, websites, telephone listings, and signs whether on the exterior or interior of the business.

2. Devotes a significant segment or section of the business premises to the purchase or sale of used items.

USED: Any goods, wares or merchandise which have previously been owned by a consumer, including, but not limited to, jewelry, stamps, coins, gift cards, audio-video equipment, electronic equipment of any type or any precious metals, furniture, appliances, clothing, automobile accessories, books or metals, whether in bulk or manufactured state. (Ord. 2013-49, 8-13-2013; amd. Ord. 2015-06, 1-27-2015)

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

Agenda Item Number

Public Safety Committee #2

Tracking Number

PS 2019-03

Agenda Item Summary Memo

Title: Massage Establishments – Location Issues

Meeting and Date: Special City Council – January 29, 2019

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: PS 01-03-19 Action Taken: Moved forward to City Council agenda.

Item Number: PS 2019-03

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Erin Willrett (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: Erin Willrett Assistant City Administrator
CC: Bart Olson, City Administrator
Rich Hart, Police Chief
Date: January 22, 2019
Subject: Code Amendment – Title 3 Chapter 9 Massage Establishments

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Summary

Consideration of an amendment to the city code regarding the regulations for licensed massage establishments.

Background

In January, 2018 the City Council approved several amendments to Title 3 Chapter 9 Massage Establishments. All changes were made to adhere to the Illinois Massage Licensing Act, 225 ILCS *57/5 et seq*. Prior to the approval of the amendments, the code exempted businesses with only one massage therapist from licensing requirements. With the new regulations, sole proprietors who operate businesses with one massage therapist are now required to obtain a massage business license. As owners began to contact us in 2018 to obtain the massage license, it was found that some requirements of the amended Code for this type of business could not be met.

Update

This item was brought before the Public Safety Committee at the January 3, 2019 meeting. Discussion took place regarding the intricacies of the sole proprietor's business space and set-up of their individual locations. All of the issues relate to various single-therapist, sole proprietor massage businesses within the City.

With the recommendation of the Public Safety Committee, staff has updated the draft ordinance to carve out sole proprietorships from certain regulations as underlined on the on the attached ordinance. Based on feedback since the Public Safety Committee meeting, staff is also recommending a reduction of license fee for sole proprietor massage businesses from $500.00 annually to $10.00 annually. Staff conducted a fee comparison with neighboring communities and found that $10.00 was in-line with what other municipalities were charging sole proprietor massage businesses.

Recommendation

Staff recommends approval of the attached ordinance.

Ordinance No. 2019- _____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING THE REGULATIONS FOR LICENSED MASSAGE ESTABLISHMENTS

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

WHEREAS, Ordinance 2018-10, adopted January 23, 2018, entitled *ORDINANCE AMENDING TITLE 3, CHAPTER 9, OF THE CODE OF ORDINANCES OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS (MASSAGE ESTABLISHMENTS)* adopted licensing and regulations for bodywork establishments including massage services; and,

WHEREAS, the City in licensing such establishments has found that certain regulations do not appropriately apply to certain small premises operated by sole proprietors; and,

WHEREAS, this ordinance adopts certain amendments to the regulations regulating such establishments.

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

Section 1: That Subsection 3-9-7.F of the Yorkville City Code, be and is hereby amended to read as follows:

"F. All massage or bodywork services are prohibited in any cubicle, room, booth or other area within a bodywork establishment which is fitted with a door capable of being locked <u>except for a licensee that operates as a sole proprietor provided that the sole proprietor is the sole provider of massage or body work services.</u>"

Section 2: That Subsection 3-9-11. of the Yorkville City Code, be and is hereby amended to add subsection M read as follows:

<u>"M. *Exception*. A licensee that operates as a sole proprietor, provided that the sole proprietor is the sole provider of massage or body work services, shall not be required to comply with subsections I, J, and K above.</u>

Section 3: That Subsection 3-9-13.J of the Yorkville City Code, be and is hereby amended to read as follows:

"J. No massage or bodywork establishment shall obstruct the windows at the entrance, reception area or other area open to the public of the massage or bodywork establishment, and such windows shall be maintained to provide an open and clear view into the public areas of the massage or bodywork establishment <u>except for a licensee that</u>

operates as a sole proprietor provided that the sole proprietor is the sole provider of massage or body work services."

Section 4: That Subsection 3-9-6.C of the Yorkville City Code, be and is hereby amended to read as follows:

"C. The initial fee and the annual license renewal fee for a Massage or Bodywork establishment shall be $500.00 unless the licensee is a sole proprietor where the sole proprietor is the sole provider of massage or body work services which fee shall be $10.00 for the initial license and any renewal license."

Section 5: This Ordinance shall be in full force and effect after its passage, publication, and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____
City Clerk

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____
Mayor

Memorandum

To: City Council
From: Erin Willrett, Assistant City Administrator
Bart Olson, City Administrator
CC:
Date: December 27, 2018
Subject: Title 3 Chapter 9 Massage Establishments Discussion

Summary

Discuss Title 3 Chapter 9 Massage Establishments requirements as outlined.

Background

In January, 2018 the City Council approved several amendments to Title 3 Chapter 9 Massage Establishments. All changes were made to adhere to the Illinois Massage Licensing Act, 225 ILCS *57/5 et seq.* Letters were mailed out to all existing massage license holders on February 5, 2018 letting them know that their current business is now subject to the regulations in Ordinance No. 2018-10 with a copy of the approved Ordinance enclosed.

Furthermore, prior to the approval of the amendments, the code exempted businesses with only one massage therapist and one massage room from licensing requirements. With the new regulations, these sole proprietors who operate businesses with one massage therapist are now required to obtain a massage business license and comply with all sections of the code. Because the City does not otherwise license businesses, and the nature of sole proprietor massage businesses means that they may not be a full tenant in a business unit with an occupancy permit, it is impossible for the City to know a full list of who was previously operating as a massage therapist in City limits. As owners began to contact us in 2018, it was found that some requirements of the amended Code for this type of business could not be met. One of the massage therapist business owners spoke at the November 27, 2018 City Council meeting and the December EDC meeting. Since that meeting, staff has met with a couple of the business owners in town and has itemized the physical limitations of their space as it compares to the City Code. We have also included photos of some of the spaces to outline the issues. The requirements in conflict with existing businesses are listed below:

1. 3-9-7: Sanitation and Safety Requirements:
    a. All licensed premises shall be periodically inspected by a duly authorized representative of the City for safety of the structure and adequacy of plumbing, ventilation, heating, illumination and fire protection. In addition, the premises shall comply with the following regulations:

        F. All massage or bodywork services are prohibited in any cubicle, room, booth or other area within a bodywork establishment which is fitted with a door capable of being locked.
    b. Staff notes – Two of the businesses we contacted cannot meet this requirement, as one is a single, small room with an exterior door without the space for an interior door or wall, and the other is an actual single bedroom-sized room within a larger building. The second business's larger building has another business in an adjacent room and both businesses share a lobby space. In this case, this business owner could have customers

from the adjacent business walking into the lobby – without a locked door into the massage room and without a staffed lobby, another business's customer could interrupt the massage.

2. 3-9-11: Conditions and Restrictions of Licenses:
    a. I. Open Door During Business Hours: The main entry to the massage or bodywork establishment, other than single rented rooms in buildings with multiple tenants that are not performing bodywork services, shall be open and unlocked all hours that the bodywork establishment is open for and doing business, including all hours that the bodywork establishment is advertised to be open for business and/or services are performed in the premises.
    b. Staff notes – In one of the businesses case, the exterior door is the only door in the unit and the business schedules the massages by appointment. The business may be open during specified hours but then opt to accept a massage appointment during their normal business hours. Since they have no other employees, the business owner locks the door and performs the massage.

3. 3-9-11: Conditions and Restrictions of Licenses:
    a. J. Open Sign: A sign indicating the premises is open for business shall be maintained at all times that massage or bodywork services are being provided, and a sign indicating that the premises is not open for business shall be maintained at all times the premises is not open for business.
    b. Staff notes – In one of the businesses, massages are performed by appointment and the building is locked while the massage is being performed.

4. 3-9-11: Conditions and Restrictions of Licenses:
    a. K. Public Access: Every massage or bodywork establishment that operates on the first floor of a building with direct access from outside the building shall separate the area of the premises in which massage or bodywork services are performed from a public reception and/or waiting room area, and the public entrance to the establishment shall be open and unlocked during all of the hours that an establishment is open or advertised to be open to the public while massage services are being performed
    b. Staff notes – In one of the businesses, physical space does not allow for a lobby, waiting area, or separation between the exterior door and the massage area.

5. 3-9-13: Prohibited Acts and Conditions:
    a. B. No person shall operate or conduct any bodywork establishment that does not comply with all of the terms and conditions of section 3-9-11 of this chapter.
    b. Staff notes – The code does not allow for any non-compliance of any sections of the above.

6. 3-9-13: Prohibited Acts and Conditions:
    a. J. No massage or bodywork establishment shall obstruct the windows at the entrance, reception area or other area open to the public of the massage or bodywork establishment, and such windows shall be maintained to provide an open and clear view into the public areas of the massage or bodywork establishment.
    b. Staff notes – One of the businesses has an exterior door and window and a small interior room with no lobby or waiting area. They screen the window with curtains to prevent people from seeing into the massage area while the massage is being performed.

Recommendations

All of the issues listed above have been given to the City by the various single-therapist, sole proprietor massage businesses in town. These businesses are all owned by the massage therapist and have no employees. The two spas in town (Cozy Spa and Sun Massage) with a separate owner and massage therapist have only one licensed massage therapist and are able to comply with all sections of the massage licensing codes.

The amendments to the massage licensing code approved by City Council earlier in 2018 were done to prevent issues in massage establishments seen in other towns. Those amendments included some of the curtain and lobby requirements narrated above, but it also expanded the licensing requirements to massage businesses with only one massage therapist and only one massage room. The Police Department does not recommend reverting back to the old regulations because some improvements were made in the code, but we have the following options:

A. Leave the code as is. This would force the sole proprietorships in town, with their non-traditional rooms and tenant-units, to move to new locations in town or to move out of town.

B. Carve out sole proprietorships from certain regulations. Attorney Orr said that we could draft an amendment that would carve out some of the physical requirements for locked doors, lobbies, etc. for sole proprietorships. These businesses would not have employees and would not have the legal protections of an LLC. Because of the legal protections afforded LLCs, we think it is unlikely any illegitimate business would set up as a sole proprietorship to escape the physical requirements of the City's massage code. This carve out could be done on an automatic basis or through administrative/inspection review.

Staff, including the police department, is supportive of Option B subject to further review. If the Committee agrees with the staff recommendation, we can bring a formal code amendment to a future committee or City Council meeting.

Finally, one point of clarification from the December Economic Development Committee discussion which the Public Safety Committee may or may not want to weigh in on, the massage licensing fee is $500 annually plus $50 per licensed massage therapist. The committee and staff incorrectly described the $500 fee as a one-time fee with a smaller reoccurring annual fee. The correct information is that the first application fee and first year fee is $500 in full plus $50 per licensee and the annual reoccurring fee is the same charge:

Business with 4 licensed therapists:
First year fee is $500 + ($50 x 4) = $700
Second year fee is $500 + ($50 x 4) = $700
Etc.

Business with 1 licensed therapist:
First year fee is $500 + ($50 x 1) = $550
Second year fee is $500+ ($50 x 1) = $550
Etc.

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

ORDINANCE NO. 2018-10

ORDINANCE AMENDING TITLE 3, CHAPTER 9 OF THE CODE OF ORDINANCES OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS (MASSAGE ESTABLISHMENTS)

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 23rd day of January, 2018

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on January 24, 2018.

ORDINANCE AMENDING TITLE 3, CHAPTER 9 OF THE CODE OF ORDINANCES OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

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

WHEREAS, the City has determined that Chapter 9 of its Code of Ordinances regulating massage establishments should be amended in order to reflect current business practices within the industry all as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, that Title 3, Chapter 9 of the Code of Ordinances be deleted in the entirety and replaced with the following:

CHAPTER 9

MESSAGE ESTABLISHMENTS

3-9-1. *Definitions*

For purposes of this Chapter, the following words and phrases shall have the following meanings ascribed to them respectively:

Act: Illinois Massage Licensing Act, 225 ILCS 57/5 *et seq*.

Advertise: The issuance of any card, sign or device to any person; the causing, permitting or allowing of any sign of marking on or in any building, vehicle or structure; advertising in any newspaper, magazine, television, radio, internet streaming, blog, chat room, website or social media, any listing or advertising in any directory; or commercials broadcast by any means and any similar or equivalent communications of a person, business or establishment.

Applicant: Any person or entity seeking a bodywork establishment license. If the applicant is a sole proprietorship, the information sought to be provided shall be for the individual owner; if a partnership, by each general and each limited partner; if a joint venture, by each joint venture; if a corporation, by each officer and director, and unless the corporation's stock is publicly traded, by each shareholder owning or holding more than five percent (5%) of the outstanding stock in said corporation; if a limited liability company, by each manager and by each member owning or holding more than a five percent (5%) membership interest; if an entity is made up of one or more subentitites, then the foregoing information shall be provided for each subentity. It shall also include the business manager or other person principally in charge of the operation of the business.

Bodywork Establishment: any commercial, fixed place of business where any person, firm, association, or corporation advertisers, offers, engages in or carries on, or permits to be offered, engaged in or carried on, bodywork services to patrons in exchange for compensation, excluding home based bodywork providers.

Bodywork or Bodywork Services: any method of applying pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating, touching or stimulating, the external parts of the body, by another individual, with the hands, any body part, or with the aid of any mechanical or electrical apparatus or appliances, with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotions, ointments or similar preparations, for compensation. The definition of bodywork for purposes of this chapter is intentionally not the same and is broader than the definition of massage in the Act, and is intended to cover massage, bodywork services provided by

bodywork practitioners and similar services that fit the definition, regardless of what the services or the person providing the services is called, unless expressly excluded by this chapter.

Bodywork Provider: Any person who provides bodywork services, including licensed massage therapists.

Compensation: The payment, loan, advance, donation, contribution deposit, or gift of money or anything of value.

Conviction: A plea of guilty or nolo contendere, finding of guilty, stipulation to such a finding, jury verdict or entry of judgment either by imposing a fine in excess of $500.00 by sentencing of any crime, including, but not limited to, convictions, preceding sentences of supervision, conditional discharge or first offender probably under the laws of any jurisdiction of the United States.

Employee: Any person over eighteen (18) years of age, other than a massage therapist or a bodywork provider, who renders any service in connection with operation of a massage establishment or a bodywork establishment and receives compensation from the owner or operation of an establishment or from its patrons.

Licensee: The owner and/or operator of a massage establishment or bodywork establishment.

Massage or Massage Services or Massage Therapy: A system of structured palpation or movement of the soft tissue of the body. The system may include, but is not limited to, techniques such as effleurage or stroking and gliding, petrissage or kneading, tapotement or percussion, friction, vibration, compression, and stretching activities as they pertain to massage therapy. These techniques may be applied by a licensed massage therapist with or without the aid of lubricants, salt or herbal preparations, hydromassage, thermal massage, or a massage device that mimics or enhances the actions possible by human hands. The purpose of the practice of massage, as licensed under this Code, is to enhance the general health and well-being of the mind and body of the recipient. "Massage" does not include the diagnosis of a specific pathology. "Massage" does not include those acts of physical therapy or therapeutic or corrective measures that are outside the scope of massage therapy practice as defined in this section.

Massage Therapist: any person who is licensed under the Act and administers massage for compensation.

Owner: an individual, if a sole proprietorship, or any of the following individuals who have a five percent (5%) or more interest in a business and/or entitled to share in five

percent (5%) or more of the profits of the business, including, but not necessarily limited to, general partners, shareholders and members, and including, but not necessarily limited to, general partners, shareholders and members, and including the individuals who have any ownership interest in any partnership, corporation, LLC or other entity that is a partner, member or shareholder of the entity in which name a business is conducted. An owner is intended to mean individuals, only, and if a business is owned by another entity, the owners for that business, for purposes of this Chapter, mean the ultimate individuals who are the owners; if a business has successive entities in ownership, the owners for purposes of this chapter shall be the individuals at the end of the chain of ownership.

Patron: Any person who receives bodywork services or massage services under such circumstances that are reasonably expected that he or she would pay money or give any other form of compensation therefore.

Permit: For purposes of this Chapter, a person permits something if the person knows or by due diligence should have known of the conduct and does not stop or prevent the conduct from happening.

Person: Any individual, partnership, firm, association, limited liability company, joint stock company, corporation or combination of individuals of whatever form or character.

Recognized School: Any school or educational institution licensed to do business as a school or educational institution in the state in which it is located, or any school recognized by or approved by or affiliated with the American Massage Therapy Association, the National Certification Board for Therapeutic Massage and Bodywork, or the Federation of State Massage Therapy Boards, and which has for its purpose the teaching of the theory, method profession, or work of massage, which school requires a resident course of study before the student shall be furnished with a diploma or certificate of graduation from such school or institution of learning following the successful completion of such course of study or learning.

Sexual or Genital Area: The genitals, pubic area, anus, or perineum of any person, or the vulva or breasts of females.

3-9-2: *Bodywork Establishment License Required*:

No person shall advertise, offer, engage in, conduct or carry on, or permit to be advertised, offered, engaged in, conducted or carried on, bodywork services or massage services in any establishment, or provide bodywork or massage services in return for compensation any establishment in the City without first having obtained an establishment license issued by the City pursuant to the provisions of this chapter for

each and every premise used for conducting or providing bodywork services or massage services for compensation.

3-9-3: *Massage Therapist License Required*:

No person shall provide or permit another person to provide massage therapy or massage services for compensation in any capacity in the city unless the person providing the massage therapy or massage services is a licensed massage therapist (pursuant to state guidelines) or demonstrates with appropriate proof that he or she is exempt the act.

3-9-4: *Exemptions from Licensing and Fees*:

A. A bodywork establishment or massage establishment license shall not be required for the premises and businesses at which all of the employees, independent contractors and agents are limited to one or more of the following exempt categories, even if the services they perform fall under the definition of bodywork:

1. Physicians, surgeons, chiropractors, osteopaths, podiatrists, naprapaths, occupational therapists or physical therapists who are duly licensed to practice their respective professions in the state and persons overseen by them in the course of such professional practice.

2. Athletic trainers for any athletic program of a private or public school, college or university or for any athletic team regularly organized and engaging in competition.

3. State licensed physician assistants, practical nurses and registered nurses acting in the normal course of their medical duties under the supervision of licensed physicians, surgeons, chiropractors, osteopaths, podiatrists, naprapaths and similar licensed medical professionals.

4. Barbers, estheticians and cosmetologists who are duly licensed under the laws of this state, except that this exemption shall apply solely to the massaging of the neck, back, face, scalp, hair, hands and feet of the customer or client for cosmetic or beautifying purposes, and provided that these services are provided to patrons who are fully clothed.

5. Hospitals, sanatoriums, nursing homes, assisted living facilities, home health agencies, hospice programs and other such programs as defined and licensed by the state under Chapter 210 of the Illinois Compiled Statutes.

6. Bodywork or massages provided by massage therapy students enrolled in a recognized school during the course of clinical externships, practicums or community services, provided that such bodywork services are part of the curricular requirements of the recognized school and for which no compensation is received.

7. Bodywork services or massages performed at the patron's premises, including the patron's place of business or residence.

The burden of proof is on the person who claims an exemption to establish by clear and convincing evidence that the exemption applies. Exemption from licensing does not mean that persons owning or working in or working for such an establishment are exempt from other provisions of this chapter.

3-9-5. *Application for Bodywork Establishment License*

An application shall be filed for every bodywork establishment in the City that is required to obtain a license on the form provided by the City made under oath with the payment of nonrefundable annual license fees in the amount set forth in Section 3-9-6 of this Chapter. The applicant must be 18 years old or older and the owner of the business for which the application is sought or an agent of the owner with authority to bind the owner. The application shall include consent to perform investigations of the veracity of all of the information and documentation provided, criminal background checks and fingerprinting of the persons required to be identified in the application. The cost of the criminal record check and fingerprint submissions shall be borne by the applicant.

A. *Business.* The application shall include the following information and documentation:

1. The name of the business, all assumed names under which the business is to be conducted and employer identification number of the business providing the massage or bodywork services.

2. The federal employer identification number (FEIN) and state of Illinois business tax number (IBT) of the business.

3. The type of business entity, i.e. sole proprietorship, partnership, corporation, LLC, *etc.*

4. A copy of the records that establish the current ownership of any interest in the business of five percent (5%) or greater (such as partners, shareholders, members, and if the legal owner of the business is an entity, a copy of the records that establish the individual owners of the ownership entity, and so

on until the records establishing the individual owners at the end of the chain of ownership are established.)

5. Proof that the business and all underlying entities with ownership interest of five percent (5%) or more is in good standing with the State (or other state or country) if the business is chartered by the State (such as for corporations, LLCs, limited partnerships, *etc.*) or other state or country.

6. Street addresses and names under which all of the record owners identified pursuant to Section 4 above have operated any existing or prior business(es) owned or operated within the last five (5) years under the same business entity or entities or any of the owners of the business for which the application is being filed.

7. A description of the services to be provided on the premises and whether any massage or bodywork services provided or to be provided as defined in this Chapter whether a primary or ancillary activity that will take place on the premises.

8. All telephone numbers, websites and internet addresses of the business and sample copy of the advertising of the massage or bodywork services being provided, if the business is already in operation.

9. A statement whether the business or any affiliated or predecessor business has ever had a business license of any kind denied, suspended or revoked, and the reasons therefore.

B. *Premises.* The application shall contain the following information and documentation of the premises for which a bodywork license is sought:

1. The street address, mailing address (if different) and all telephone numbers for the business where the bodywork services or massage services are or will be conducted.

2. If the premises are owed or leased,

   a. If leased, a copy of the Lease, and any Sub-Leases, Assignments and Acceptances of such Sub-Leases or assignments in effect,

   b. If leased, the name, address and phone number of the owner of the premises,

   c. The name, address and phone number of the owner of the premises.

3. A drawing or floor plan of the premises designating each room by its purpose and the activity that will take place in each room.

C. *Business Owners and Supervisors*. The applications shall include the following information and documentation of the business owners, as defined in Section 3-9-1 (collectively referenced as "owners" herein), and all directors, officers, managers and persons with supervisory authority:

1. Name, gender, residential address and phone number(s), facsimile number(s), e-mail address(es), and other contact information.

2. Date of birth, place of birth, driver's license number and social security number.

3. The previous two (2) residential addresses.

4. Photo identification issued by the federal or state government, or a subdivision or agency thereof.

5. A complete list of any aliases.

6. A statement whether the owners or any directors, officers, managers or persons with supervisory authority have ever owned, been involved with or worked for a business that has had a business license of any kind denied, suspended or revoked, and the reasons therefore.

7. A statement whether the owner or any director, officer, manager, person with supervisory authority and/or any person who has or will perform bodywork services or massage services to the applicant's knowledge has ever been convicted of a crime, other than misdemeanor traffic violations, including the dates of convictions, nature of the crimes and place convicted, including, but not limited to: (a) any felony; and, (b) any misdemeanor, or local ordinance or code violation an essential element of which is: (i) dishonesty; (ii) illicit drugs; (iii) sexual offenses as defined in 720 Illinois Compiled Statutes 5/11-1, *et seq.*, (iv) the use of violence or force, or that is directly related to the practice of the massage or bodywork or operation of a bodywork establishment.

8. Proof that the owners and any directors, officers, managers or persons with supervisory authority are at least eighteen (18) years of age.

9. Authorization for the police to conduct criminal background checks and take fingerprints for all owners and employees with supervisory authority.

10. The name and address of any other business currently owned or operated by any owner, director, officer, manager or person with supervisory authority.

D. *Business Employees and Agents*. The applications shall include the following information and documentation of the employees and independent contractors or

agents that have been or are intended to be employed to provide massage or bodywork services:

1. The names, residential addresses and phone numbers.

2. Photo identification issued by the federal or state government, or a subdivision or agency thereof.

3. A copy of the state issued massage therapy licenses or state or national licenses of certifications by which authority the persons may perform the massage or bodywork or proof of exemption from the requirement of licensing or certification under Section 25 of the Act.

4. A description of the type of massage or bodywork approach or modality that will be practiced by each employee and each independent contractor or agent who is or will be performing massage or bodywork in the premises.

E. *Miscellaneous*. The application shall include the following additional information and documentation:

1. Proof that the bodywork establishment for which the license is being sought currently carries or has secured a commercial general liability policy and professional liability policy reflecting limits of no less than one million dollars ($1,000,000.00) per occurrence and two million dollars ($2,000,000.00) in the aggregate for covered claims arising out of, but not limited to, bodily injury, property damage, personal and advertising injury, and contractual liability in the course of the license holder's business.

2. Any other information and documentation that may be deemed necessary or appropriate for determination whether the criteria for obtaining a bodywork establishment license is warranted.

F. *Owner Fingerprints*: Each owner shall provide a complete set of fingerprints, unless exempted under subsection 3-9-4B of this Chapter.

G. Inspections: As a condition of the application and right to obtain a license, any person filing an application and any business for which a license is issued under this Chapter is deemed to have authorized the City, its agents and employees to seek information and conduct an investigation into the truth of the statements set forth in the application and the qualifications of the applicant for a license, including a background criminal check of the applicant and any of the owners and employees or agents identified in the application, and the business must allow inspections of the establishment at any time the business is advertised to be open for business and any time a business is receiving patrons for service, even if the business is not advertised as open to the public at that time. The deemed authorization and submission to investigation and inspection that accompanies the

filing of an application and issuance of a license is not intended to require or authorize the licensee, the business or its employees, independent contractors or agents to violate HIPAA, privacy laws or the privacy rights of patrons.

H. *Information and Documentation*: All of the information and documentation to be provided with the application shall be updated and brought current at the time of annual renewal of the license, except that all information and documentation of the owners, directors, officers, managers, persons having supervisory authority, employees, independent contractors and agents of the licensee who perform bodywork services shall be updated within ten (10) days after such change occurs.

Submission of an application by a person other than the owner of the business for which a license is sought shall be deemed to have been authorized by the business and its owners once the application is approved, a license is issued and the establishment holds itself out for business to the public at the licensed premises.

3-9-6. *Terms of License; License Fees; License Renewal*:

A. The term for licenses issued under this Chapter is for one year beginning January 1, and ending on December 31.

B. All license fees required to be paid shall be paid at the time that the initial or renewal application is made. All applicable license fees and any other required fees, including costs of fingerprinting, shall be paid prior to the issuance of any license.

C. The initial license fee and the annual license renewal fee for a Massage or Bodywork establishment license shall be $500.00.

D. In addition to the annual license fee, the applicant is also responsible to pay for the cost of fingerprinting, which is regulated by the state of Illinois. The applicant is also responsible to pay for the cost of a background check which shall be fifty dollars ($50.00).

E. An annual fee of fifty dollars ($50.00) shall be paid at time of license renewal for each Employee providing massage or bodywork services.

F. A license may be suspended or revoked for failure to pay the fees and for those grounds stated in Section 3-9-18 of this Chapter. Such suspension or revocation may be in addition to any fine imposed.

G. In addition to the application fee, the applicant shall provide updated information for all licensed massage therapists and for all persons performing massage services who are exempt with proof of the exemption.

H. All other information required to be provided in the initial application that has not otherwise been updated prior to the filing of the renewal application shall be updated at the time of renewal.

3-9-7. Sanitation *and Safety Requirements.*

All licensed premises shall be periodically inspected by a duly authorized representative of the City for safety of the structure and adequacy of plumbing, ventilation, heating, illumination and fire protection. In addition, the premises shall comply with the following regulations:

A. The walls shall be clean and painted with washable, mold resistant paint in all rooms where water or steam baths are given.

B. Floors shall be free from any accumulation of dust, dirt or refuse.

C. The premises shall have adequate equipment for disinfecting and sanitizing non-disposable instruments and materials used in administering massages. Such non-disposable instruments and materials shall be disinfected after use on each patron. All equipment used in the bodywork establishment shall be maintained in a clean and sanitary condition.

D. Soaps, towels, linens and laundered sheets must be provided. All such towels, linens and items for the personal use of operators and patrons shall be clean and freshly laundered after each use thereof and stored in a sanitary manner.

E. Towels, linens and sheets shall not be used for more than one patron.

F. All massage or bodywork services are prohibited in any cubicle, room, booth or other area within a bodywork establishment which is fitted with a door capable of being locked.

G. Toilets, dressing room facilities, lockers, steam baths, tubs or showers, if provided, shall not be utilized by more than one patron and/or staff member at any one time.

H. Closed cabinets shall be provided and used for the storage of clean linens, towels and other materials used in connection with administering massages. All soiled linens, towels and other materials shall be kept in properly covered containers or cabinets, which containers or cabinets shall be kept separate from the clean storage areas.

3-9-8. *Issuance and Denial of Licenses*:

A. The City Clerk shall act to approve or deny an application for a license under this Chapter within a reasonable period of time, but in no event later than sixty (60) days from the date that the application was accepted by the City.

B. In the case of an initial application for a massage or bodywork establishment license, the Building Code Official shall inspect the premises to be licensed to assure the proposed operation complies with all applicable laws, including the building, electrical, plumbing, health, housing, zoning, and fire codes of the City, and any other regulations of the City relating to the public health, safety and welfare. The Building Code Official shall make written verification to the City Clerk concerning compliance with the Codes and Ordinances of the City.

C. The City Clerk, with the advice and consent of the City Administrator and the Chief of Police, shall either issue a license, or notify the applicant, in writing, that the application has been denied. The license shall be denied if the applicant fails to comply with the requirements of this Chapter or with the requirements of any other provision of this Code which is applicable to the establishment and/or activities of the applicant. In addition, no license shall be issued to any applicant if:

1. The proposed operation does not comply with all applicable laws, including, but not limited to, the building, electrical, plumbing, health, housing, zoning and fire codes of the City; or,

2. The applicant, if an owner; or any of the officers, directors, managers or persons having supervisory authority or employees or other persons who have or will perform bodywork services in the premises of the establishment have been:

   a. Convicted of a felony under the laws of the state of any other state, or under the federal laws of the United States, within five (5) years of the date of the application or any misdemeanor, an essential element of which is: (i) dishonesty; (ii) illicit drugs; (iii) sexual offenses as defined in 720 Illinois Compiled Statutes 5/11-1, *et seq.*; (iv) the use of violence or force, or that is directly related to the practice of the massage or bodywork;

   b. Convicted of a violation of any provision of the Act or this Chapter.

3. The applicant has had a bodywork business, massage therapist or similar license denied, suspended or revoked by the City, by a state or by a unit of local government; or,

4. The applicant has knowingly made false, misleading or fraudulent statements of fact in the license application or in any document required by the City in conjunction with the license application or has knowingly withheld material information; or,

5. The premises for which the massage or bodywork establishment license or similar license is being sought is a premises for which a massage or bodywork establishment license has been revoked at any time within the last

five (5) years, or the owner or landlord of the premises has had a bodywork establishment license or similar license revoked on the premises or any other premises owned or rented by the owner or landlord within the last five (5) years.

D. In the event that the license is denied for failure to comply with the requirements of this Chapter, the City Clerk shall promptly notify the applicant in writing or by telephone of the reasons for the proposed denial.

3-9-9. *Display of Licenses*:

Every massage or bodywork establishment shall display at all times the establishment is open for business to the public, in a prominent place in the public reception area of the establishment, the establishment license issued pursuant to this Chapter, the licenses of all massage therapists and the licenses or certifications of all other people who perform services on patrons of the establishment.

3-9-10. *Registration and Regulation of Employees and Agents*:

A. The licensee, the owner(s) and any person designated by the licensee as a supervisor of a licensed massage or bodywork establishment shall maintain a register of the persons who perform services at the establishment, as employees, independent contractors and other agents, including the names and residential addresses for each person along with either:

1. A copy of the state massage therapy license issued by the state;

2. A copy of the license or certificate issued by an organization recognized by the state as providing an exemption under the Act;

3. Other proof of exemption under the Act;

4. A copy of photo identification issued by the state or federal government.

B. The licensee, the owner(s) and any person designated by the licensee as a supervisor of a licensed bodywork establishment shall update the register required by this Section and shall supply the updated information contained in the register to the City when the information changes, and no person shall be allowed to perform bodywork services on patrons at the premises who are not listed in the register or for which the updated information has not been provided to the City.

C. The register required by this Section shall be located and available at the bodywork establishment for inspection by representatives of the City at all times during regular business hours.

D. It shall be unlawful for any bodywork establishment to allow any person to engage in massage or bodywork services or provide massage or bodywork services in the establishment unless:

a. The massage license or equivalent license or certificate for that person is displayed as provided in Section 3-9-9; and

b. The information required to be maintained by this Section is in the register is current and any updated information has been supplied to the City.

E. It shall be unlawful for any massage or bodywork establishment to allow any person to engage in any conduct that is in violation of the Act or this Chapter.

3-9-11. *Conditions and Restrictions of Licenses.*

A. *Separate License for each Premise.* Licenses shall apply only to the premises described in the application, and the license issued thereon, and only one location shall be so described in each license.

B. *Transfer of License.* A license shall be a purely personal privilege, effective for a period not to exceed one year after issuance unless sooner revoked as provided in this Chapter, and shall not constitute a property interest. No bodywork establishment license is transferrable, separate or divisible, and such authority as license confers shall be conferred only on the licensee named therein.

C. *Minors Prohibited.* No establishment or person licensed under the provisions of this Chapter shall permit any person under the age of eighteen (18) to come or remain on the premises of any massage or bodywork establishment including employees and patrons unless accompanied by or with the written consent of the adult parent or legal guardian of the minor. Persons under the age of eighteen (18) may patronize the establishment only with the presence or written consent of their parent or legal guardian.

D. *Alcoholic Beverages Prohibited.* No person shall sell, give, dispense, provide, keep, possess or consume, or cause to be sold, given dispensed, provided, kept, possessed or consumed, any alcoholic beverage on the premises of any massage or bodywork establishment without a valid liquor license, and no liquor shall be sold, offered or consumed in the rooms in which bodywork services are performed unless the room is open to the public.

E. *Solicitations Prohibited.* No massage or bodywork establishment or person in connection therewith shall place, publish or distribute, or cause to be placed, published or distributed, any advertisement, picture, or statement in any manner and in any medium of advertisement which is known to be false, deceptive or misleading in order to induce any person to purchase or utilize any services, or which reasonably appears to suggest or imply any sexual activity in connection with services or which appear on any adult website or website or other platform that is known to advertise pornographic, sexual or similar services or products. No massage or bodywork establishment may solicit, distribute or cause to be distributed any pamphlet, flyer, booklet, circular or brochure advertising its services on streets, sidewalks, rights-of-way, parks or any other area open to the public including entrances to businesses, offices or any building no matter its use.

F. *Hours of Operation.* No portion of any business premises used in any way for or by a massage or bodywork establishment shall be kept open for any purpose between the hours of 10:00 p.m. and 6:00 a.m. of the following day.

G. *Inspections.* The Chief of Police or his or her authorized representative may from time to time make an inspection of each massage or bodywork establishment and the books and records of the bodywork establishment for the purposes of determining that the provisions of this Chapter are fully complied with. It shall be unlawful for any licensee to fail to allow access to the premises for inspection or hinder an authorized City agent who is performing an inspection in any manner. This provision does not authorize or require a licensee, business or employee or agent of the business to violate HIPAA, other privacy laws or the privacy of any patron, and inspections shall be conducted in such a way as to avoid any HIPAA violations, violations of other privacy laws or violations of the personal privacy of patrons.

H. *Residence Prohibited.* No one shall reside in a massage or bodywork establishment, and no one shall be allowed to remain overnight in the premises. This prohibition is not intended to prohibit anyone from living in a separate portion of a commercial building that is zoned and authorized for residential use or from conducting massage or bodywork services out of private residential property that is zoned for residential use and is being used in compliance with zoning laws.

I. *Open Door during Business Hours.* The main entry to the massage or bodywork establishment, other than single rented rooms in buildings with multiple tenants that are not performing bodywork services, shall be open and unlocked all hours that the bodywork establishment is open for and doing business, including all hours that the bodywork establishment is advertised to be open for business and/or services are performed in the premises.

J. *Open Sign.* A sign indicating the premises is open for business shall be maintained at all times that massage or bodywork services are being provided, and a sign indicating that the premises is not open for business shall be maintained at all times the premises is not open for business.

K. *Public Access.* Every massage or bodywork establishment that operates on the first floor of a building with direct access from outside the building shall separate the area of the premises in which massage or bodywork services are performed from a public reception and/or waiting room area, and the public entrance to the establishment shall be open and unlocked during all of the hours that an establishment is open or advertised to be open to the public while massage services are being performed.

L. *Effect of Revocation.* No massage or bodywork establishment license shall be issued to any applicant, business or any owner if the applicant, business or any

owner has had any involvement in a business to which a similar license has been revoked, and property shall be eligible for a massage or bodywork establishment license in the City if a massage or bodywork license has been revoked at any time in the previous five (5) years on that property or any other property owned or rented by the owner or landlord of that property in the City.

3-9-12. *Sale, Transfer or Sale of Establishment*:

Upon the sale, transfer or relocation of bodywork establishment, the license, therefore, shall become immediately null and void, and a new license shall be required if a successor massage or bodywork establishment is intended in the same location. Upon the death or incapacity of the licensee or any co-licensee of the massage or bodywork establishment, any heir or beneficiary of a deceased licensee, or any guardian of an heir or beneficiary of a deceased licensee, may continue the business of the bodywork establishment for a reasonable period of time not to exceed sixty (60) days to allow for the approval of a new license.

3-9-13. *Prohibited Acts and Conditions*:

A. No person shall conduct or operate a massage or massage or bodywork establishment without first obtaining and maintaining a bodywork establishment license as required by this Chapter unless exempted by Section 3-9-3 of this Chapter.

B. No person shall operate or conduct any bodywork establishment that does not comply with all of the terms and conditions of Section 3-9-11 of this Chapter.

C. No person having a license under this Chapter shall operate under any name or conduct business under any designation not specified in that license or permit.

D. No person shall advertise, promote, or refer to him or herself as a "massage therapist" as herein defined without qualifying and being licensed by the state as a massage therapist pursuant to the Act.

E. No person or message establishment shall advertise or hold themselves out in any way, including in the signage of the premises and printed materials, using the terms "massage", "massage therapy" or "massage therapist" unless that person is massage therapist having a current license issued by the state in compliance with the Act or that establishment employs a person who is a massage therapist having a current license issued by the state in compliance with the Act; providing that this prohibition does not apply to licensed professionals who are allowed to include massage in their scope of practice.

F. A patron's sexual and genital areas, as defined herein, must be covered by towels, sheets, cloths or similar nontransparent garments or materials when in the presence of a massage or a bodywork practitioner or employee.

G. No person, knowingly, in a massage or bodywork establishment, shall expose or fail to conceal his or her sexual and genital parts, or any portion thereof, to any other person. It shall also be unlawful for any person, knowingly, in a massage or a bodywork establishment, to expose the sexual or genital parts, or any portion thereof, of any other person.

H. No person, knowingly, in a massage or bodywork establishment, shall place his or her hands upon, to touch with any part of his or her body, to fondle in any manner or to massage a sexual or genital area of another person, except as authorized for a licensed massage therapist in keeping with the provisions of the Act in the treatment of post-surgery mastectomy and lymphatic drainage patients.

I. No person shall perform or offer or agree to perform any act, whether or not for compensation in any form, which would require the touching of the patron's sexual or genital area, except as authorized for a licensed massage therapist in keeping with the provisions of the Act in the treatment of post-surgery mastectomy and lymphatic drainage patients.

J. No massage or bodywork establishment shall obstruct the windows at the entrance, reception area or other area open to the public of the massage or bodywork establishment, and such windows shall be maintained to provide an open and clear view into the public areas of the massage or bodywork establishment.

K. No person shall commit or permit any gratuitous sexual activity or sexual activity for payment on the premises, or the solicitation of gratuitous sexual activity or sexual activity for payment, or any procedure during the performance of services that are performed for the purpose of or is reasonably to be expected to cause sexual arousal or gratification of any person, or the trafficking of persons or controlled substances or cannabis on the premises or in connection with a massage or bodywork establishment.

L. No licensee or business licensed under this Chapter shall knowingly hire or retain or allow massage or bodywork services to be performed on the premises by any person who has been convicted of a crime involving sexual activity, independent contractor or other agent , and no property owner or landlord shall knowingly rent to a person who has been convicted of a crime involving sexual activity or who hires or retains a person or allows bodywork services to be performed by a person who has been convicted of a crime involving sexual activity.

M. No person shall violate any of the provisions of the Act or of this Chapter. Any act or failure to act of an employee, a person performing massage at or on behalf of a massage establishment as an independent contractor or otherwise, or an agent of the licensee with respect to the licensed business shall be deemed to be the act of the licensee. The licensee and individual committing a violation are jointly and severally liable for any fines or penalties assessed pursuant to this Chapter.

3-9-14. *Enforcement*:

The Chief of Police, police department and community development department shall have the authority and the duty to enforce the provisions of this Chapter and to delegate enforcement authority as the Chief of Police deems necessary and appropriate for the health, safety and welfare of the public.

3-9-15. *Suspension without a Hearing*:

If the Chief of Police has reason to believe that any of the following circumstances exist, a massage or a bodywork establishment license may be suspended upon the issuance of a written order stating the reason for the suspension without prior notice or hearing for not more than seven (7) days, giving the licensee an opportunity to be heard during that period; provided that, if the licensee is also engaged in another business on the licensed premises, such order shall not be applicable to the other business. A license may be suspended temporarily without hearing for the following reasons:

A. Continued operation of the licensed premises will immediately threaten the welfare of the community;

B. Massage or bodywork services are being performed in the premises, but no person employed by the business has a valid state massage therapy license or is validly exempted from licensing under the Act;

C. A person who manages, supervises is employed by or was present at the massage or bodywork establishment has been arrested and charged with any criminal activity in connection with the massage or bodywork establishment or is otherwise charged with any conduct involving sexual activity.

3-9-16 *Revocation or Suspension; Hearing Procedure; Fines and Costs*:

A. Citations or notices of violation of this Chapter shall be given to the licensee in writing, and shall include the following information:

1. A summary of the alleged violations;

2. The right of the licensee to a hearing and presentation of evidence in the licensee's defense;

3. Setting a hearing date after notice as mandated by Title 1, Chapter 14 of the City Code;

4. The right of the licensee to be represented by legal counsel;

5. A finding of a violation may result in suspension or revocation of the license and/or fines;

6. If the licensee does not appear for the hearing, a determination shall be made in the licensee's absence.

B. Citations or notices shall be given by:

1. Hand delivery to the licensee or any agent or employee of the licensee at the licensed premises, or posted on the door of the licensed premises of the massage or bodywork establishment during business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, if the door to the premises is locked and/or the premises is not open for business during those times; or,

2. By certified and regular mail addressed to (a) the licensee or to any partner, member, shareholder or other person having at least five percent (5%) of the ownership interest in the bodywork establishment, (b) the person designated as the manager or supervisor of the premises or (c) the local registered agent at the address reflected in the application on file with the City, and any such notice shall be deemed delivered on the second day after the day it was placed in the U.S. mail. If the certified mailing is unclaimed, but the regular mailing is not returned to the City as undeliverable, the notice shall be assumed to have been received.

C. Hearings shall be open to the public, and the licensee shall be given an opportunity to hear the charge and the testimony and evidence in support of the charge, cross examine any witnesses called in support of the charge, and present evidence, testify and witnesses in defense of the charge.

D. The City's Hearing Officer appointed in accordance with Chapter 14 of the City Code shall preside over any hearing.

E. Within ten (10) days after the hearing, the Hearing Officer shall issue a determination in writing and serve it on the licensee by hand delivery or mail as provided in subsection C of this section, indicating whether a violation is found to have occurred and the details of any order of suspension, revocation or fines imposed.

F. The written determination of the Hearing Officer shall be final and appealable to the local circuit court.

G. In addition to any suspension, revocation or fine, the Hearing Officer shall determine the costs incurred by the City for the enforcement of this Chapter and hearing, including but not limited to, attorney fees, court reporter fees, fees incurred by the City, Chief of Police and the Hearing Officer, the cost of preparing and mailing notices and orders, and all other miscellaneous expenses incurred by the City or such lesser sum as the Hearing Officer may allow, and the licensee who has been found in violation of this Chapter shall pay the costs assessed by the Hearing Officer.

H. The licensee shall pay fines and costs to the City within thirty (30) days of notification of the fines costs by the Hearing Officer. Failure to pay such costs within thirty (30) days of notification is a violation of this Chapter and may be cause for license suspension or revocation, or the levy of a fine. A period of suspension shall not lapse if any fines or costs remain unpaid.

I. If a massage or bodywork establishment license is revoked for any cause, no massage or bodywork establishment license shall ever be granted by the City to the owners of the business for which the license was issued or be granted for the property on which the premises was located for which the revoked license was issued, for a period of five (5) years after the date of the revocation that will allow a massage or bodywork establishment to be operated on the premises described in the revoked license unless the revocation order has been vacated by court order.

3-9-18 *Cause for Suspension, Revocation and/or Fines*

A massage or bodywork establishment license may be revoked or suspended and/or a fine may be imposed after a public hearing if it is found that:

A. The licensee has violated any one or more of the provisions of this Chapter;

B. Any employee of the licensee, including a massage therapist, or bodywork practitioner, has engaged in any conduct at the licensee's premises that violates any provision of this Chapter and the licensee knew or by due diligence should have known of such conduct;

C. Any applicant for a massage or bodywork establishment license has made a false statement on the application;

D. A licensee has refused to allow any duly authorized police officer, county law enforcement officer, local code enforcement officer or health inspector to inspect the establishment premises;

E. The premises of the establishment are at any time not in compliance with the City building, health or fire codes;

F. The premises of the establishment are not in compliance with any of the conditions and restrictions set forth in Sections 3-9-11 and 3-9-13 of this Chapter;

G. The license holder has committed an act(s) of fraud or deceit in the application for license or application for renewal thereof;

H. The license holder is engaged in the practice of massage or bodywork under a false or assumed name, or is impersonating a massage therapist of a like or different name;

I. The license holder commits or permits an act of fraudulent, false, misleading or deceptive advertising, or prescribing medicines, drugs, or engaging in the practices of any licensed profession without legal authority therefore in connection with the establishment;

J. The license holder commits or permits any gratuitous sexual activity or sexual activity for payment on the premises or elsewhere commits or permits the solicitation of gratuitous sexual activity or sexual activity for payment or commits or permits any procedure during the performance of services that are performed for the purpose of or is reasonably to be expected to cause sexual arousal or gratification of any person, or commits or permits the trafficking of controlled substances or cannabis on the premises or in connection with establishment;

K. A license holder conducts or permits massage or bodywork activities in the City during a period of time when the license holder's license is suspended or the license holder reasonably should have known the massage or bodyworks activities are being conducted while the license is suspended;

L. A license holder is delinquent in payment to the City for ad valorem taxes of any other taxes, fees or costs owed to the City.

3-9-18. *Incorporation of the Massage Licensing Act*:

All of the terms of the Illinois Massage Licensing Act are incorporated herein and adopted hereby as material components of this Chapter; the provisions of this Chapter shall be interpreted and applied in harmony with the Act; and the all of the provisions of the Act shall be enforced as provisions of the City Code except to the extent that the City is preempted by the Act in respect to the regulation of massage therapy and licensing of massage therapists.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this 23 day of JANUARY, A.D. 2018.

Lisa Pickering
DEPUTY CITY CLERK

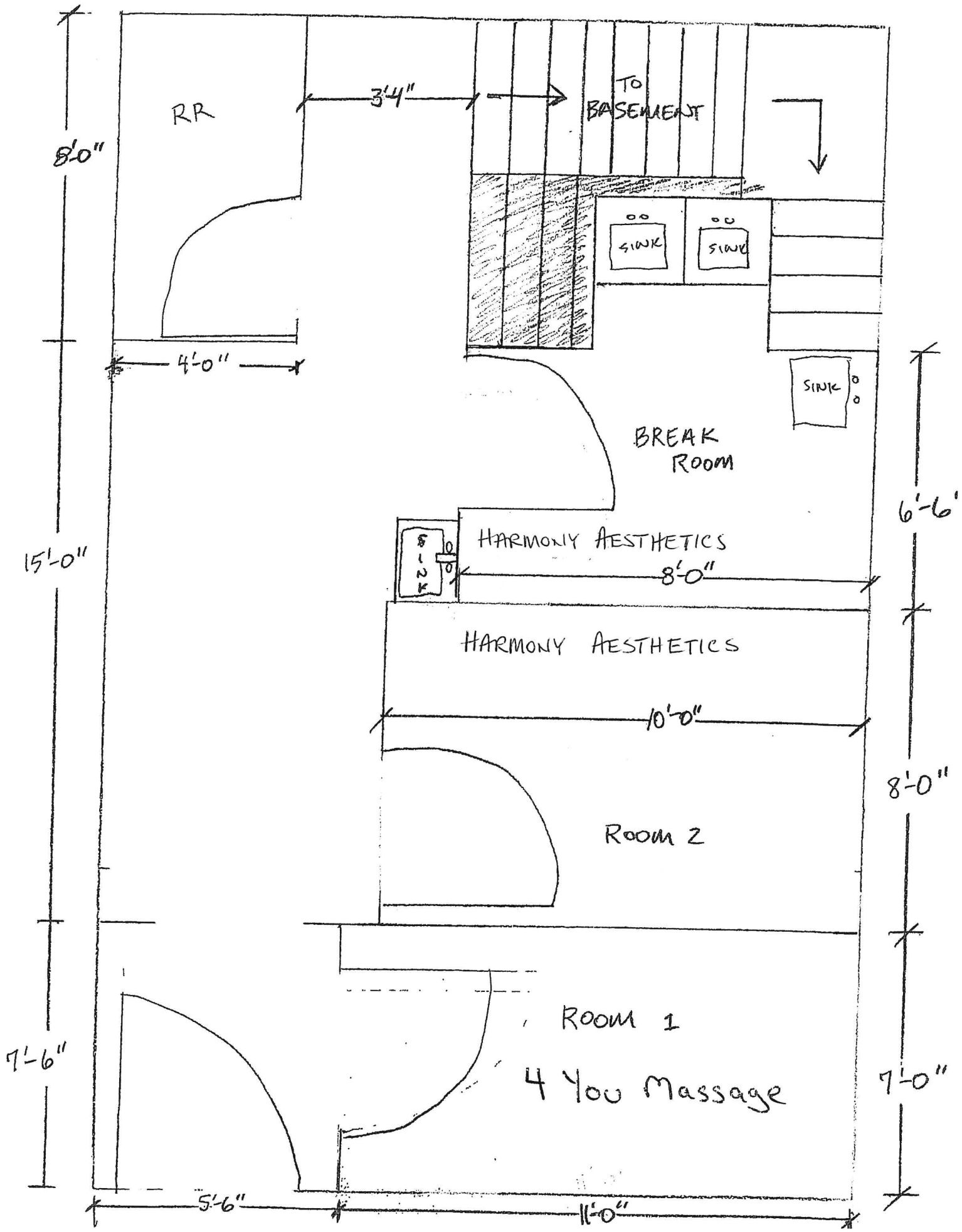
CARLO COLOSIMO	aye	KEN KOCH	aye
JACKIE MILSCHEWSKI	aye	ARDEN JOE PLOCHER	aye
CHRIS FUNKHOUSER	aye	JOEL FRIEDERS	aye
SEAVER TARULIS	aye	ALEX HERNANDEZ	aye

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 23 day of JANUARY, A.D. 2018.

Gary J. Kolb
MAYOR

Attest:

Lisa Pickering
DEPUTY CITY CLERK


RR
3'4"
TO BASEMENT
8'-0"
SINK
SINK
4'-0"
SINK
BREAK ROOM
6'-6"
15'-0"
SINK
HARMONY AESTHETICS
8'-0"
HARMONY AESTHETICS
10'-0"
8'-0"
ROOM 2
ROOM 1
4 You Massage
7'-6"
7'-0"
5'-6"
11'-0"


SMC Wholistic Wellness
Massage Therapy 630-901-7000



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

Agenda Item Number

Park Board #1

Tracking Number

CC 2019-06

Agenda Item Summary Memo

Title: Baseball and Softball Uniforms and Equipment Request for Proposal

Meeting and Date: Special City Council – January 29, 2019

Synopsis: _____

_____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None – Informational

Council Action Requested: _____

_____

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
Shay Remus, Superintendent of Recreation
Date: January 16, 2019
Subject: Review of 2019 Youth Baseball & Softball League Uniforms and Equipment Request for Proposal

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Summary

Review of 2019 Youth Baseball & Softball League Uniforms and Equipment Request for Proposal.

Background

As part of the 2019 Youth Baseball & Softball Leagues, staff will need to purchase uniforms including hats, pants, belts, etc. for all players participating. These purchases were budgeted and accounted for when determining the participant registration fee and were also included in the 2019 Youth Baseball & Softball League Budget that was presented to the Board at the November Park Board meeting. To receive the best purchase prices, staff is requesting proposals for uniforms and equipment. Attached is the request for proposal.

Recommendation

This is an informational item.



INVITATION TO BID
SPORTS UNIFORMS AND EQUIPMENT

Deadline: Wednesday, February 13, 2019
9:00 a.m. Local Time

UNITED CITY OF YORKVILLE, ILLINOIS
LEGAL NOTICE
INVITATION FOR BID

The United City of Yorkville, Illinois will accept sealed bids for Sports Uniforms and Equipment.

Sealed bids will be received at the address listed below until **Wednesday, February 13, 2019, at 9:00 a.m. local time**. Bids will be publicly opened and read aloud at this time.

All proposals should be addressed to:

United City of Yorkville
Re: (Contractor name)
Sealed Bid Sports Uniforms and Equipment
Attention: Carri Parker, Purchasing Manager
800 Game Farm Road
Yorkville, IL 60560

Proposal packets are available online at http://www.yorkville.il.us. The link can be found under the Business Tab-Bids & RFPs. Additional packets may be picked up at the United City of Yorkville City Hall, 800 Game Farm Road, Yorkville, IL 60560. Please contact the Purchasing Manager to schedule a time to pick up the packet.

Any questions or interpretation request regarding this Legal Notice or actual bid specifications shall be directed to Carri Parker, Purchasing Manager in writing at cparker@yorkville.il.us, not less than ten (10) business days prior to the scheduled bid opening date.

The contractor 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 preparation of bids or the performance of the contract.

Carri Parker
Purchasing Manager

UNITED CITY OF YORKVILLE, ILLINOIS
INSTRUCTIONS TO CONTRACTORS - GENERAL CONDITIONS

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

1. **Forms** – All bids must be submitted on the forms provided, complete with all blank spaces filled in and properly signed in ink in the proper spaces and submitted in a sealed envelope. All bid forms may be obtained from the United City of Yorkville located at 800 Game Farm Road, Yorkville, IL 60560. Please contact the Purchasing Manager to schedule a time to pick up the packet. When completed, deliver the packet to the United City of Yorkville, Attn. Carri Parker, Purchasing Manager, 800 Game Farm Road, Yorkville, IL 60560, prior to the bid opening date and time. Bids must be identified as such on the outside of the sealed envelope by marking the envelope "SEALED BID" and with the following information: Company's name, address, item bid, date and time of opening. Contractors may attach separate sheets for the purpose of explanation, exception, or alternative proposal and to cover required unit prices.

2. **Submittal of Bid** – Bids must be submitted to the attention of the Carri Parker, Purchasing Manager at the above address no later than **Wednesday, February 13, 2019, at 9:00 a.m. local time**. Bids arriving after the specified time will not be accepted. Mailed bids which are delivered after the specified hour will not be accepted regardless of postmarked time on the envelope. Contractors should carefully consider all bid delivery options and select a method that will successfully deliver their bid by the required time and date.

3. **Examination of Bid Forms, Specifications, and Site** – The contractor shall carefully examine the bid forms which may include the invitation to bid, instruction to contractors, general conditions, special conditions, plans, specifications, bid form, bond, contract, and any addenda to them before submitting the bid. The contractor shall verify all measurements relative to the work, shall be responsible for the correctness of same. Failure of the contractor 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 money will be added to the contract.

   The submission of the bid shall be considered conclusive evidence that the contractor 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 bid forms. If the bid is accepted, the contractor 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 contractor shall supply all required supervision, skilled labor, transpiration, new materials, apparatus, and tools necessary for the entire and proper completion of the work. The contractor 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 City is not responsible for site safety. The contractor is solely and exclusively responsible for construction means, methods, and technologies.

5. **Interpretation of Bid Documents** – Questions regarding bid documents, discrepancies, omissions, or intent of the specifications or plans shall be submitted in writing to the Purchasing Manager at cparker@yorkville.il.us, at least ten (10) working days prior to the opening of bids to provide time for issuing and forwarding an addendum. Any interpretations of the Contract Documents will be made only by addendum duly issued or delivered by the City to each person receiving a set of bid documents. The City will not be responsible for any other explanations for interpretations of the Contract Documents.

   Letters, requested interpretations, clarifications, and/or explanations shall be so noted on the outside of the envelope and on the first page of the letter with the words, INTERPRETATION REQUEST. Letters not properly marked will not be considered as a formal request. Any letter received within ten working days of the bid date will be returned unopened.

6. **Bid Guarantee** – Unless specifically waived, each bid shall be accompanied by a bid security in an amount of ten percent (10%) or such other percentage as stated in the supplementary conditions of the full amount of the bid in the form of a certified or bank cashier's check or bid bond. In a reasonable time after the bid opening, bid deposits of all except the three lowest responsible bids will be released. The remaining deposits will be released after the successful contractor has entered into the contract and furnished the required insurance and bonds. The bid deposit shall become the property of the City if the successful contractor within fourteen (14) days from awarding the contract refuses or is unable to comply with the contract requirements, not as a penalty, but as liquidated damages.

7. **Receiving Bids** – Bids received prior to the time of opening will be securely kept, unopened. The Purchasing manager, whose duty it is to open them will decide when the specified time has arrived, and no bid received thereafter will be considered. No responsibility will be attached to the Purchasing Manager or the City for the premature or nonopening of a bid not properly addressed and identified, except as otherwise provided by law.

8. **Late and Fax Bids** – Bids arriving after the specified time, whether sent by mail, courier, or in person, will not be accepted and will be refused and returned unopened. It is the contractor's responsibility for timely delivery regardless of the methods used. Mailed bids which are delivered after the specified hour will not be accepted regardless of postmarked time on the envelope. Facsimile machine transmitted bids will not be accepted, nor will the City transmit bid documents to prospective contractors by way of a facsimile machine.

9. **Completeness** – All information required by the Invitation to Bid must be supplied to constitute a responsive bid. The Contractor's submittal shall include the completed Bid Proposal found in the contract documents. The City will strictly hold the contractor to the

terms of the bid. The bid must be executed by a person having the legal right and authority to bind the contractor.

10. **Error in Bids** – When an error is made in extending total prices, the unit bid price and/or written words shall govern. Otherwise, the contractor is not relieved from errors in bid preparation. Erasures in bids must be explained over signature of contractor.

11. **Withdrawal of Bids** – A written request for the withdrawal of a bid or any part thereof may be granted if the request is received by the Purchasing Manager prior to the specified time of opening. After the opening, the contractor cannot withdraw or cancel his bid for a period of forty-five (45) calendar days, or such longer time as stated in the bid documents.

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

13. **Contractor's qualifications** – No award will be made to any contractor 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 contractor shall furnish to the City all information and data the City may request for the purpose of investigation.

14. **Bid Award for All or Part** – Unless otherwise specified, bids shall be submitted for all of the work or items for which bids 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.

15. **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 contractor within thirty (30) days after notification. Samples must be submitted prior to the time set for the opening of bids.

16. **Equipment or Materials** – Each contractor 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 bids must be of current date (latest model) and meet specifications. This provision excludes surplus, remanufactured, and used products except as an alternate bid. The brand name and/or manufacturer of each item proposed must be clearly stated in the bid. Guarantee and/or warranty information must be included with this bid.

17. **RESERVED**

18. **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 contractor, with concurrence by the City, for receipt of the materials. The materials must be delivered as directed per the details

listed within the bid specifications. Truck deliveries will be accepted at the Parks and Recreation Facility between 8:30 AM and 4:30 PM, weekdays only.

19. **Estimated Bid 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.

20. **Trade Names – Alternative Bid** – When an item is identified in the specifications by a manufacturer's or trade name or catalog number, the contractor shall bid upon the item so identified.

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

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

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

21. **Price** – Unit prices shall be shown for each unit on which there is a bid 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 bid.

    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 contractor with its tax exemption number.

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

22. **Consideration of Bid** – No bid 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 contractor, 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.

23. **Award or Rejection** – The City reserves the right to reject and/or award any and all bids or parts thereof and to waive formalities and technicalities according to the best interests of the City. Any bid submitted will be binding for forty-five (45) days subsequent to the

date of the bid opening. A contract will be awarded to the lowest responsible bid complying with the conditions of the contract documents only when it is in the best interest of the City to accept the bid. The City shall be the sole judge of compliance with the specifications and reserves the right to accept or reject any and/or all bids or parts thereof.

24. **Execution of Contract** – The successful contractor 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 bid and (b) carry insurance acceptable to the City, covering public liability, property damage, and workmen's compensation.

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

25. **RESERVED**

26. **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 bid or performance of the contract.

27. **RESERVED**

28. **RESERVED**.

29. **RESERVED**.

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

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

32. **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 Manager. Such assignment shall not relieve the Contractor from his obligations or change the terms of the contract.

33. **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.

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

35. **Default** – The City may terminate a contract by written notice of default to the Contractor if:
    1. The Contractor fails to make delivery of the materials or perform the services within the time specified in the proposal, or
    2. fails to make progress so as to endanger performance of the contract, or
    3. 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.

36. **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.

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

38. **Permits and Licenses** – The successful contractor 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.

39. **Contractor's Certification** – - In compliance with the Illinois State Law that requires each contractor to file a certification regarding bid rigging and bid rotating and that it is not delinquent in its taxes, the contractor shall file with its bid the attached Bid Proposal Certification.

40. **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 contractor must be the result of an

approved change order first ordered by the Director of the lead department and approved by the City Administrator and/ or City Council.

41. **Time of Completion** – The successful contractor shall completely perform its bid 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 bid proposal.

42. **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.

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

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

UNITED CITY OF YORKVILLE, ILLINOIS
SPECIAL CONDITIONS

1. **Contractors Qualifications** - If requested, the interested Contractor must provide a detailed statement regarding the business and technical organization of the Contractor 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 Contractor is equipped and prepared to fulfill the Contract should the Contract be awarded to him. The competency and responsibility of Contractors and of their proposed subcontractors will be considered in making awards.

   If requested by the City, the Contractor 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 Contractor is well qualified and able to perform the work, and it shall be taken into consideration in awarding the Contract. The list shall be included with the sealed bid package.

   The City may make such investigations as it deems necessary, and the Contractor shall furnish to the City under oath, if so required, all such information and data for this purpose as the City may request. A responsible Contractor 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 to receive an award under all applicable laws and regulations.

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. **RESERVED.**

4. **General Guarantee** - Neither the final certificate of payment nor any provision in the Contractor Documents, 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 therefrom, 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, and Maintenance Bond requirements.

Unless otherwise amended in writing by the Purchasing Manager, 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. **RESERVED.**

6. **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 Board of Trustees 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.

7. **RESERVED.**

8. **RESERVED.**

9. **RESERVED.**

10. **RESERVED.**

11. **RESERVED.**

12. **RESERVED.**

INSURANCE REQUIREMENTS

The Contractor shall provide satisfactory proof of commercial general liability, property damage, bodily injury, automobile liability, and workers compensation insurance, naming the United City of Yorkville, together with its officers, agents, employees and engineers as additional primary, non-contributory named insureds prior to commencing work. All policies shall be written on a "per occurrence" basis.

The Contractor shall procure and maintain insurance for protection from claims under worker's compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom, alleged to arise from the Contractor's or its officers', agent's, employees' negligence in the performance of services under this Agreement.

Contractors certificate of insurance shall contain a provision that the coverage afforded under the policy(s) will not be canceled or reduced without thirty (30) days prior written notice (hand delivered or registered mail) to the Village. Contractor shall promptly forward new certificate(s) of insurance evidencing the coverage(s) required herein upon annual renewal of the subject policies.

Failure of the Contractor to supply a valid certificate of insurance, or if a previously valid certificate of insurance has expired and is not replaced, is grounds for issuance of a stop work order until such time as a valid certificate of insurance is provided. Failure of the Village to collect or demand a certificate of insurance shall not be deemed a waiver of the requirement to provide one.

The limits of liability for the insurance required by this Subsection shall not be less than the following:

Workmen's Compensation Insurance:	
All Liability imposed by Workmen's Compensation statute	
Employer's Liability Insurance	$1,000,000
Contractual Liability Insurance	$1,000,000
Completed Operations Insurance	$ 500,000

Owned, Hired, and Non-Ownership Vehicle, Bodily Injury and Property Damage to the following Limits:

Commercial General Liability	$2,000,000 (each occurrence)
Bodily Injury	$2,000,000 (each person)
	$2,000,000 (each accident)
Property Damage	$2,000,000 (each accident)
Automobile Liability	$1,000,000 combined single limit (each accident)
Umbrella Liability	$3,000,000 (each occurrence)
	$3,000,000 (aggregate)

SPECIFICATIONS AND PLANS

I. General:

The specifications, described herein, are for athletic clothing (shirts, pants, caps, belts, and socks) and equipment for the participants of the United City of Yorkville Parks and Recreation Baseball and Softball leagues. The intent is to obtain equipment/clothing that best meets the needs and interests of the department with respect to appearance, quality, price, and availability.

A. It is not the intention of these specifications to bar from consideration any manufacturer or distributor of the clothing listed.

B. If an exemption is taken on these specifications, that exception must be cited and submitted, in writing, with the bid.

C. It is the intent to award this bid by the best value for the United City of Yorkville based on the values listed by compliance to these specifications.

D. The successful Contractor shall make available multiple sets of all garments in this bid and at least 2 representatives to assist in establishing sizes for all participants at the set sizing days listed in the schedule (page 18).

E. The Contractor shall make available a qualified representative to visit the City, a minimum of 2 days a week, or as needed, for pick-up and delivery of merchandise, resolve sizing issues, etc.

F. The successful contractor will maintain an adequate stock to allow for a 10- day delivery of at least 95% of all orders.

G. The City reserves the right to inspect the successful contractor's facility prior to awarding the contract.

H. In order to achieve standardization, it is the intent of the City to purchase the specified brands listed, if available, in these specifications.

I. Detailed charges for oversize garments, if any, shall be submitted with the bid. These details need to include the size range the contractor considers oversize and charges for those items.

J. Delivery of the order must be as follows:
    a. Uniforms
        i. Team Box (each box will contain (##) player packages and (3) coaches packages. If player package contains belt looped pants, belt must be included.
            1. Player Package
                a. (1) hat
                b. (1) shirt
                c. (1) pant
                d. (1) socks
            2. Coach Package

a. (1) hat
b. (1) shirt

b. Equipment
    i. No packaging specifications needed

II. Specifications for Clothing:

Male and female participants will wear the clothing listed in this section. Companies submitting bids shall list the available sizes for each line item from the smallest to the largest. Male and female sizes and cuts required.

A. Baseball Uniform Shirts:
    a. Artwork - Samples of the artwork, for silk screening will be made available in different format (Exhibit A).
        i. The Yorkville Foxes logo will be silk screened white or black across the chest of each shirt.
        ii. The Yorkville Parks and Recreation logo will be silk screened white or black applied to the left shoulder of each shirt.
        iii. The listing of 20-30 sponsors, will be silk screened, in white or black applied to the upper back of each shirt.
        iv. Will have numbers silk screened in white or black, centered, on the back, of each shirt.
            I. Font: Cushing.
            II. Size: 10.5” wide by 8.5” tall.
    b. Material
        i. Polyester-based T-Shirt
        ii. Shoulder to shoulder tape for durability
        iii. Small shirts have a 28” length up to a 3XL with a 32” length
        iv. Tag less with a lay flat collar
        v. Colors: Yellow, Navy, Black, Orange, Red, White, Columbia Blue, Purple, Safety Yellow, Safety Orange, Kelly Green, Grey

B. Baseball Pants (drawstring):
    a. 90% polyester/10% spandex knit
    b. Stretch fabric with a brushed inside is great for mobility and comfort
    c. Moisture wicking technology
    d. Elastic waistband with interior drawstring
    e. Heat sealed label
    f. Double-needle hemmed bottom
    g. Sizes 22/24 have 30" Inseam; Sizes 26-30 have 32" Inseam, must have sizes up to 36.
    h. Color: Grey

C. Baseball Pants (belt loop):
    a. 90% polyester/10% spandex knit
    b. Moisture wicking technology
    c. Heat sealed label.
    d. Back, Single welt pockets.
    e. 7 belt loops
    f. Interior elastic waistband with two exterior snaps at center front

g. Front fly with brass YKK zipper
h. Reinforced Knee.
i. Sizes 22/24 have 30" Inseam; Sizes 26-30 have 32" Inseam, must have sizes up to 36.
j. Color: Grey.

D. Baseball Belts
   a. Adult 1.5" elastic belt with matching leather tabs
   b. Nickel plated buckle and slider
   c. Adjusts to fit waist sizes 24" - 46"
   d. Colors: Yellow, Navy, Black, Orange, Red, White, Columbia Blue, Purple, Safety Yellow, Safety Orange, Kelly Green, Grey

E. Baseball Flex fit Caps:
   a. 62% cotton, 36% polyester, 2% spandex material
   b. Sturdy comfort stretch sweatband
   c. Sizing: XS (6 5/8-7), Sm/Med (7-7¼), Med/Lg (7¼-7 5/8).
   d. Bill: Flat
   e. Crown: Structured
   f. Baseball caps will have a "Y", embroidered in white

F. Baseball Regular Caps:
   a. 62% cotton, 36% polyester, 2% spandex material
   b. Sturdy comfort stretch sweatband
   c. Sizing: XS (6 5/8-7), Sm/Med (7-7¼), Med/Lg (7¼-7 5/8).
   d. Bill: Flat
   e. Crown: Structured
   f. Baseball caps will have a "Y", embroidered in white

G. Baseball Socks
   a. Knee high length
   b. Sizing: Youth (12-4), Intermediate (4.5-8.5), Adult (9-12).
   c. Colors: Yellow, Navy, Black, Orange, Red, White, Columbia Blue, Purple, Safety Yellow, Safety Orange, Kelly Green, Grey

H. Softball Uniform Shirts:
   a. Artwork - Samples of the artwork, for silk screening will be made available in different format (Exhibit A).
      i. The Yorkville Foxes logo will be silk screened white or black across the chest of each shirt.
      ii. The Yorkville Parks and Recreation logo will be silk screened white or black applied to the left shoulder of each shirt.
      iii. The listing of 20-30 sponsors, will be silk screened, in white or black applied to the upper back of each shirt.
      iv. Will have numbers silk screened in white or black, centered, on the back, of each shirt.
         I. Font: Cushing.
         II. Size: 10.5" wide by 8.5" tall.
   b. Material
      i. Polyester-based T-Shirt

ii. Shoulder to shoulder tape for durability
iii. Small shirts have a 28” length up to a 3XL with a 32” length
iv. Tag less with a lay flat collar
v. Colors: Yellow, Navy, Black, Orange, Red, White, Columbia Blue, Purple, Safety Yellow, Safety Orange, Kelly Green, Grey

I. Softball Knickers (drawstring):
   a. 90% polyester/10% spandex knit
   b. Stretch fabric with a brushed inside is great for mobility and comfort
   c. Moisture wicking technology
   d. Elastic waistband with interior drawstring
   e. Heat sealed label
   f. Double-needle hemmed bottom
   g. Sizes 22/24 have 30" Inseam; Sizes 26-30 have 32" Inseam (elastic must be below the knee)
   h. Color: Grey

J. Softball Knickers (belt loop):
   a. 90% polyester/10% spandex knit
   b. Moisture wicking technology
   c. Heat sealed label.
   d. Back pockets.
   e. 7 belt loops
   f. Interior elastic waistband with two exterior snaps at center front
   g. Front fly with brass YKK zipper
   h. Reinforced Knee.
   i. Non-elastic boot cut bottom
   j. Sizes 22/24 have 30" Inseam; Sizes 26-30 have 32" Inseam (elastic must be below the knee)
   k. Color: Grey.

K. Softball Fastpitch Knickers (Youth):
   a. 90% polyester/10% spandex knit
   b. Moisture wicking technology
   c. Heat sealed label.
   d. Back pockets.
   e. 7 belt loops
   f. Interior elastic waistband with two exterior snaps at center front
   g. Front fly with brass YKK zipper
   h. Reinforced Knee.
   i. Non-elastic boot cut bottom
   j. Example: Sizes 20 have 16" Inseam; Sizes 26 have 19" Inseam (elastic must be below the knee)
   k. Color: Grey.

L. Softball Belts
   a. Adult 1.5" elastic belt with matching leather tabs
   b. Nickel plated buckle and slider
   c. Adjusts to fit waist sizes 24" - 46"

d. Colors: Yellow, Navy, Black, Orange, Red, White, Columbia Blue, Purple, Safety Yellow, Safety Orange, Kelly Green, Grey

M. Softball Visors
   a. Softball visors will have a "Y", embroidered in white
   b. Headgear sweatband
   c. Sizes: Specific women's fit. One Size Adjustable with Velcro Closure. One size fits most
   d. Bill: Curved
   e. Crown: Structured
   f. Colors: Yellow, Navy, Black, Orange, Red, White, Columbia Blue, Purple, Safety Yellow, Safety Orange, Kelly Green, Grey

N. Softball Socks
   a. Knee-high length
   b. Sizing: Youth (12-4), Intermediate (6-10), Adult (10.5-13.5).
   c. Colors: Yellow, Navy, Black, Orange, Red, White, Columbia Blue, Purple, Safety Yellow, Safety Orange, Kelly Green, Grey

O. Coaches Uniform
   a. Shirts
      i. Polyester-based t-shirts
      ii. The Yorkville Foxes logo will be silk screened white or black across the chest of each shirt.
      iii. The Yorkville Parks and Recreation logo will be silk screened white or black applied to the left shoulder of each shirt.
      iv. The listing of 20-30 sponsors, will be silk screened, in white or black applied to the upper back of each shirt.
      v. Small shirts have a 28" length up to a 3XL with a 32" length
      vi. Colors: Yellow, Navy, Black, Orange, Red, White, Columbia Blue, Purple, Safety Yellow, Safety Orange, Kelly Green, Grey
   b. Hats
      i. Fitted hats with flex sizes
      ii. Flex fit sizing: XS (6 5/8-7), Sm/Med (7-7¼), Med/Lg (7¼-7 5/8).
      iii. Colors: Yellow, Navy, Black, Orange, Red, White, Columbia Blue, Purple, Safety Yellow, Safety Orange, Kelly Green, Grey

P. Equipment
   a. Baseballs (white)
      i. Safe-T Baseballs
      ii. Baseballs (Standard)
   b. Softballs (yellow)
      i. 11-inch Standard
      ii. 12-inch Standard
   c. Catchers Set (Black)
      i. Youth T-Ball Sized Catchers Equipment Set
      ii. Youth Sized Catchers Equipment Set
      iii. Adult Sized Catchers Equipment Set
   d. Batting Helmets (Black)
      i. Youth Batting Helmets

ii. Adult Batting Helmets

III. Shipping

If shipping is required, the orders shall be shipped, destination F.O.B., to:

United City of Yorkville
Parks and Recreation Department
201 West Hydraulic Street
Yorkville, Illinois 60560

IV. References

Contractors shall submit, with the bid, a list of three references of paid customers currently using the contractor's services.

Each reference should include:

- Name & address for the department
- Contact person and telephone number
- Length of time the referenced department has been in the clothing

V. Schedule

Selection Process Steps	Estimated Date(s)
Park Board Approval to Release	January 10, 2019
City Council Approval to Release	January 22, 2019
Release of Invitation to Bid (ITB)	January 23, 2018
Final Date for Contractors to Submit Questions	February 3, 2019, at 9:00 AM
Proposals Due	February 13, 2019, at 9:00 AM
City Council Approval to Purchase	February 19, 2019
Sizing Meeting(s) at Yorkville High School	March 3, 2019
Order Placed Date	March 11, 2019
Order Received Date	April 12, 2019

BID PROPOSAL

Note: The Contractor must complete all portions of this Bid Sheet

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.

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

Bidding Company Name: _____

Contact Name: _____

Phone Number: _____

Email: _____

Bid Details:

Item	Baseball Shirts
Quantity	430
Unit Price	
Total Price	

Item	Baseball Pants (Drawstring)
Quantity	192
Unit Price	
Total Price	

Item	Baseball Pants (Belt Loop)
Quantity	135
Unit Price	
Total Price	

Item	Baseball Belts
Quantity	135
Unit Price	
Total Price	

Item	Baseball Socks
Quantity	327
Unit Price	
Total Price	

Item	Baseball Caps (Regular)
Quantity	350
Unit Price	
Total Price	

BID PROPOSAL (continued)

Item	Baseball Caps (Flex Fit)
Quantity	80
Unit Price	
Total Price	

Item	Softball Shirts
Quantity	150
Unit Price	
Total Price	

Item	Softball Knickers (drawstring)
Quantity	70
Unit Price	
Total Price	

Item	Softball Knickers (belt loop)
Quantity	80
Unit Price	
Total Price	

Item	Softball Knickers (Youth)
Quantity	75
Unit Price	
Total Price	

Item	Softball Belts
Quantity	80
Unit Price	
Total Price	

Item	Softball Socks
Quantity	150
Unit Price	
Total Price	

Item	Softball Visors
Quantity	150
Unit Price	
Total Price	

Item	Coaches Shirts
Quantity	125
Unit Price	
Total Price	

BID PROPOSAL (continued)

Item	Coaches Caps (Flex Fit)
Quantity	125
Unit Price	
Total Price	

Item	Baseballs (Safe-T Baseballs, white)
Quantity	20 dozen
Unit Price	
Total Price	

Item	Baseballs (standard, white)
Quantity	50 dozen
Unit Price	
Total Price	

Item	Softballs (11 inch, yellow)
Quantity	25 dozen
Unit Price	
Total Price	

Item	Softballs (12 inch, yellow)
Quantity	25 dozen
Unit Price	
Total Price	

Item	Catchers Set (Youth T-ball)
Quantity	3
Unit Price	
Total Price	

Item	Catchers Set (Youth)
Quantity	5
Unit Price	
Total Price	

Item	Catchers Set (Adult)
Quantity	5
Unit Price	
Total Price	

Item	Batting Helmets (Youth)
Quantity	30
Unit Price	
Total Price	

BID PROPOSAL (continued)

Item	Batting Helmets (Adult)
Quantity	30
Unit Price	
Total Price	

Grand Total	$

_____ 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.

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 bid submittal.

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

OR

NO BID – Keep our company on your Contractors List

_____
Signature

_____
Date

NO BID – Remove our company from Your Contractors List

_____
Signature

_____
Date

BID PROPOSAL (continued)

The undersigned contractor;

A. Certifies that it is not barred from bidding or contracting with the Village as a result of a violation of either Paragraph 33E-3 (Bid rigging) or 33E-4 (Bid rotating) of Act 5, Chapter 720 of the Illinois Complied Statutes regarding criminal interference with public contracting, and

B. Swears under oath that it is not delinquent in the payment of any tax administered by the Illinois Department of Revenue as required by Chapter 65, Act 5, paragraph 11-42.1 of the Illinois Complied Statutes, and

C. States that is has a written sexual harassment policy as required by the Illinois Human Rights Act (775 ILCS 5/2-105(A) (4) a copy of which shall be provided to the Village upon request, and

D. Agrees to comply with the requirements of the Illinois Human Rights Act regarding Equal Employment Opportunities as required by Section 2-105 of the Illinois Human Rights Act (775 ILCS 5/2-105) and agrees to comply with the EQUAL EMPLOYMENT OPPORTUNITY CLAUSE in Appendix A, Section 750, Part 750, Chapter X, Subtitle B of Title 44 of the Illinois Administrative Code incorporated herein by reference, and

D. Agrees to comply with the civil rights standards set forth in Title VII of the Civil Rights Act as mandated in Executive Order No. 11246, U.S.C.A. Section 2000e n.114 (September 24, 1965), and

E. Agrees to comply with the Substance Abuse Prevention on Public Works Projects Act (820 ILCS 265/1 et seq.) if this Project is a "public work" within the meaning of the Illinois Prevailing Wage Act (820 ILCS 130/.01 et seq.) and prohibit substance abuse while performing such work and has a substance abuse prevention program, and

F. Agrees to provide a drug free workplace pursuant to the Drug Free Workplace Act (30 ILCS 580/1 et seq.) (25 or more employees under a contract of more than $5,000 or for individuals only when greater than $5,000), and

G. Agrees to comply with the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.) and employ Illinois laborers if at the time of this contract is executed or if during the term of this contract there is excessive unemployment in Illinois as defined in the Act.

Contractor's Firm Name	Date
Signed Name and Title	Print Name and Title

Street Address	City	State	Zip

Phone Number	Fax Number
Email Address	

DETAIL EXCEPTION SHEET

Any exception must be clearly noted on this sheet. Failure to do so may be reason for rejection of the bid. It is not our intention to prohibit any potential contractor from bidding by virtue of the specifications, but to describe the material(s) and service(s) actually required. The City reserves the right to accept or reject any or all exceptions.

Contractor's exceptions are:

_____

_____

_____

_____

_____

_____

_____

_____

UNITED CITY OF YORKVILLE
800 GAME FARM ROAD
YORKVILLE, ILLINOIS 60560

CONTRACT

THIS CONTRACT made this _____ day of _____, 2019, by and between the United City of Yorkville, an Illinois municipal corporation hereinafter called the "*Owner*" and _____ located at _____ hereinafter called the "*Contractor*".

WITNESSETH:

WHEREAS, the Owner has heretofore solicited Bid Proposals for all labor and materials necessary to complete the work specified in the Invitation To Bid – Sports Uniforms and Equipment;

WHEREAS, the Owner has found that the Contractor is the lowest responsible bidder for said work and has awarded the Contractor this contract for said work.

NOW, THEREFORE, for and in consideration of their mutual promises and agreements, the parties hereto do hereby agree as follows:

1. The Contractor agrees to furnish all materials, supplies, tools, equipment, labor and other services necessary to commence and complete the Sports Uniform and Equipment proposal in accordance with the conditions and prices stated in the Invitation to Bid, Instructions to Contractors – General Conditions, Special Conditions, Insurance Requirements, Specifications and Plans, Bid Proposal, and Detail Exception Sheet all of which are made a part hereof and herein called the "*Contract Documents*".
2. The Owner will pay the Contractor in the amounts, manner and at times as set forth in the Contract Documents.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Contract as of the day and year first above written:

OWNER: UNITED CITY OF YORKVILLE

By: _____
Mayor

Attest:

CONTRACTOR:

_____
City Clerk

By: _____
Signature

Attest:

_____
Print Name and Title

_____

EXHIBIT A



YORKVILLE

FOXES



YORKVILLE

PARKS & RECREATION

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

Agenda Item Number

Park Board #2

Tracking Number

CC 2019-07

Agenda Item Summary Memo

Title: Program Catalog Request for Proposal

Meeting and Date: Special City Council – January 29, 2019

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None – Informational

Council Action Requested:

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
Shay Remus, Superintendent of Recreation
Date: January 16, 2019
Subject: Review of Program Catalog Request for Proposal

Summary

Review of Program Catalog Request for Proposal

Background

For at least fifteen (15) years, the Parks & Recreation Department has used Service Printing Corporation to create, print and mail the Department's tri-annual program catalog to the Yorkville community. Over the last five (5) years, staff has redeveloped the entire layout of the catalog and expanded the mailing service area to include not only all residential homes in Yorkville but also residents in Plano, Montgomery, Bristol, Newark and Millbrook. Additionally, we have added to the catalog a Sponsor Section, City Newsletter plus Senior Services, School District and Library information. To maximize the best possible prices and services to the Department, staff is requesting proposals on the design, printing and distribution of the program catalog. Attached is the request for proposal.

Recommendation

This is an informational item.



INVITATION TO BID
THE PRINTING AND DISTRIBUTION OF THE PARKS AND RECREATION PROGRAM CATALOG

Deadline: **Wednesday, February 13, 2019**
10:00 a.m. Local Time

UNITED CITY OF YORKVILLE, ILLINOIS
LEGAL NOTICE
INVITATION FOR BID

The United City of Yorkville, Illinois will accept sealed bids for the printing and distribution of the Parks and Recreation Program Catalog.

Sealed bids will be received at the address listed below until **Wednesday, February 13, 2019, at 10:00 a.m. local time**. Bids will be publicly opened and read aloud at this time.

All proposals should be addressed to:

United City of Yorkville
Re: (Contractor name)
Sealed Bid Parks and Recreation Program Catalog
Attention: Carri Parker, Purchasing Manager
800 Game Farm Road
Yorkville, IL 60560

Proposal packets are available online at http://www.yorkville.il.us. The link can be found under the Business Tab-Bids & RFPs. Additional packets may be picked up at the United City of Yorkville City Hall, 800 Game Farm Road, Yorkville, IL 60560. Please contact the Purchasing Manager to schedule a time to pick up the packet.

Any questions or interpretation request regarding this Legal Notice or actual bid specifications shall be directed to Carri Parker, Purchasing Manager in writing at cparker@yorkville.il.us, not less than ten (10) business days prior to the scheduled bid opening date.

The bidder 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 preparation of bids or the performance of the contract.

Carri Parker
Purchasing Manager

UNITED CITY OF YORKVILLE, ILLINOIS
INSTRUCTIONS TO BIDDERS - GENERAL CONDITIONS

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

1. **Forms** – All bids must be submitted on the forms provided, complete with all blank spaces filled in and properly signed in ink in the proper spaces and submitted in a sealed envelope. All bid forms may be obtained from the United City of Yorkville located at 800 Game Farm Road, Yorkville, IL 60560. Please contact the Purchasing Manager to schedule a time to pick up the packet. When completed, deliver the packet to the United City of Yorkville, Attn. Carri Parker, Purchasing Manager, 800 Game Farm Road, Yorkville, IL 60560, prior to the bid opening date and time. Bids must be identified as such on the outside of the sealed envelope by marking the envelope "SEALED BID" and with the following information: Company's name, address, item bid, date and time of opening. Bidders may attach separate sheets for the purpose of explanation, exception, or alternative proposal and to cover required unit prices.

2. **Submittal of Bid** – Bids must be submitted to the attention of the Carri Parker, Purchasing Manager at the above address no later than **Wednesday, February 13, 2019, at 10:00 a.m. local time**. Bids arriving after the specified time will not be accepted. Mailed bids which are delivered after the specified hour will not be accepted regardless of postmarked time on the envelope. Bidders should carefully consider all bid delivery options and select a method that will successfully deliver their bid by the required time and date.

3. **Examination of Bid Forms, Specifications, and Site** – The bidder shall carefully examine the bid forms which may include the invitation to bid, instruction to bidders, general conditions, special conditions, plans, specifications, bid form, bond, contract, and any addenda to them before submitting the bid. The bidder shall verify all measurements relative to the work, shall be responsible for the correctness of same. Failure of the bidder 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 money will be added to the contract.

   The submission of the bid shall be considered conclusive evidence that the bidder 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 bid forms. If the bid is accepted, the bidder 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 bidder shall supply all required supervision, skilled labor, transpiration, new materials, apparatus, and tools necessary for the entire and proper completion of the work. The bidder 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 City is not responsible for site safety. The bidder is solely and exclusively responsible for construction means, methods, and technologies.

5. **Interpretation of Bid Documents** – Questions regarding bid documents, discrepancies, omissions, or intent of the specifications or plans shall be submitted in writing to the Purchasing Manager at cparker@yorkville.il.us, at least ten (10) working days prior to the opening of bids to provide time for issuing and forwarding an addendum. Any interpretations of the Contract Documents will be made only by addendum duly issued or delivered by the City to each person receiving a set of bid documents. The City will not be responsible for any other explanations for interpretations of the Contract Documents.

   Letters, requested interpretations, clarifications, and/or explanations shall be so noted on the outside of the envelope and on the first page of the letter with the words, INTERPRETATION REQUEST. Letters not properly marked will not be considered as a formal request. Any letter received within ten working days of the bid date will be returned unopened.

6. **Bid Guarantee** – Unless specifically waived, each bid shall be accompanied by a bid security in an amount of ten percent (10%) or such other percentage as stated in the supplementary conditions of the full amount of the bid in the form of a certified or bank cashier's check or bid bond. In a reasonable time after the bid opening, bid deposits of all except the three lowest responsible bidders will be released. The remaining deposits will be released after the successful bidder has entered into the contract and furnished the required insurance and bonds. The bid deposit shall become the property of the City if the successful bidder within fourteen (14) days from awarding the contract refuses or is unable to comply with the contract requirements, not as a penalty, but as liquidated damages.

7. **Receiving Bids** – Bids received prior to the time of opening will be securely kept, unopened. The Purchasing manager, whose duty it is to open them will decide when the specified time has arrived, and no bid received thereafter will be considered. No responsibility will be attached to the Purchasing Manager or the City for the premature or nonopening of a bid not properly addressed and identified, except as otherwise provided by law.

8. **Late and Fax Bids** – Bids arriving after the specified time, whether sent by mail, courier, or in person, will not be accepted and will be refused and returned unopened. It is the bidder's responsibility for timely delivery regardless of the methods used. Mailed bids which are delivered after the specified hour will not be accepted regardless of postmarked time on the envelope. Facsimile machine transmitted bids will not be accepted, nor will the City transmit bid documents to prospective bidders by way of a facsimile machine.

9. **Completeness** – All information required by the Invitation to Bid must be supplied to constitute a responsive bid. The Bidder's submittal shall include the completed Bid Proposal found in the contract documents. The City will strictly hold the bidder to the terms

of the bid. The bid must be executed by a person having the legal right and authority to bind the bidder.

10. **Error in Bids** – When an error is made in extending total prices, the unit bid price and/or written words shall govern. Otherwise, the bidder is not relieved from errors in bid preparation. Erasures in bids must be explained over signature of bidder.

11. **Withdrawal of Bids** – A written request for the withdrawal of a bid or any part thereof may be granted if the request is received by the Purchasing Manager prior to the specified time of opening. After the opening, the bidder cannot withdraw or cancel his bid for a period of forty-five (45) calendar days, or such longer time as stated in the bid documents.

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

13. **Bidder's qualifications** – No award will be made to any bidder 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 bidder shall furnish to the City all information and data the City may request for the purpose of investigation.

14. **Bid Award for All or Part** – Unless otherwise specified, bids shall be submitted for all of the work or items for which bids 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.

15. **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 bidder within thirty (30) days after notification. Samples must be submitted prior to the time set for the opening of bids.

16. **Equipment or Materials** – Each bidder 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 bids must be of current date (latest model) and meet specifications. This provision excludes surplus, remanufactured, and used products except as an alternate bid. The brand name and/or manufacturer of each item proposed must be clearly stated in the bid. Guarantee and/or warranty information must be included with this bid.

17. **RESERVED**

18. **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 bidder, with concurrence by the City, for receipt of the materials. The materials must be delivered where directed. Truck deliveries

will be accepted at the Parks and Recreation Facility between 8:30 AM and 4:30 PM, weekdays only.

19. **Estimated Bid 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.

20. **Trade Names – Alternative Bid** – When an item is identified in the specifications by a manufacturer's or trade name or catalog number, the bidder shall bid upon the item so identified.

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

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

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

21. **Price** – Unit prices shall be shown for each unit on which there is a bid 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 bid.

    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 bidder with its tax exemption number.

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

22. **Consideration of Bid** – No bid 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 bidder, 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.

23. **Award or Rejection** – The City reserves the right to reject and/or award any and all bids or parts thereof and to waive formalities and technicalities according to the best interests of the City. Any bid submitted will be binding for forty-five (45) days subsequent to the date of

the bid opening. A contract will be awarded to the lowest responsible bidder complying with the conditions of the contract documents only when it is in the best interest of the City to accept the bid. The City shall be the sole judge of compliance with the specifications and reserves the right to accept or reject any and/or all bids or parts thereof.

24. **Execution of Contract** – The successful bidder 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 bid and (b) carry insurance acceptable to the City, covering public liability, property damage, and workmen's compensation.

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

25. **RESERVED**

26. **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 bid or performance of the contract.

27. **RESERVED**

28. **RESERVED**.

29. **RESERVED**.

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

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

32. **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 Manager. Such assignment shall not relieve the Contractor from his obligations or change the terms of the contract.

33. **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.

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

35. **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.

36. **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.

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

38. **Permits and Licenses** – The successful bidder 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.

39. **Bidder's Certification** – - In compliance with the Illinois State Law that requires each bidder to file a certification regarding bid rigging and bid rotating and that it is not delinquent in its taxes, the bidder shall file with its bid the attached Bid Proposal Certification.

40. **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 bidder must be the result of an approved change order first ordered by the Director of the lead department and approved by the City Administrator and/ or City Council.

41. **Time of Completion** – The successful bidder shall completely perform its bid 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 bid proposal.

42. **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.

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

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

UNITED CITY OF YORKVILLE, ILLINOIS
SPECIAL CONDITIONS

1. **Contractors Qualifications -** If requested, the interested Contractor must provide a detailed statement regarding the business and technical organization of the Contractor 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 Contractor is equipped and prepared to fulfill the Contract should the Contract be awarded to him. The competency and responsibility of Contractors and of their proposed subcontractors will be considered in making awards.

   If requested by the City, the Contractor 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 Contractor is well qualified and able to perform the work, and it shall be taken into consideration in awarding the Contract. The list shall be included with the sealed bid package.

   The City may make such investigations as it deems necessary, and the Contractor shall furnish to the City under oath, if so required, all such information and data for this purpose as the City may request. A responsible Contractor 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 to receive an award under all applicable laws and regulations.

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. **RESERVED.**

4. **General Guarantee -** Neither the final certificate of payment nor any provision in the Contractor Documents, 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 therefrom, 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, and Maintenance Bond requirements.

Unless otherwise amended in writing by the Purchasing Manager, 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. RESERVED.

6. **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 Board of Trustees 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.

7. RESERVED.

8. RESERVED.

9. RESERVED.

10. RESERVED.

11. RESERVED.

12. RESERVED.

INSURANCE REQUIREMENTS

The Contractor shall provide satisfactory proof of commercial general liability, property damage, bodily injury, automobile liability, and workers compensation insurance, naming the United City of Yorkville, together with its officers, agents, employees and engineers as additional primary, non-contributory named insureds prior to commencing work. All policies shall be written on a "per occurrence" basis.

The Contractor shall procure and maintain insurance for protection from claims under worker's compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom, alleged to arise from the Contractor's or its officers', agent's, employees' negligence in the performance of services under this Agreement.

Contractors certificate of insurance shall contain a provision that the coverage afforded under the policy(s) will not be canceled or reduced without thirty (30) days prior written notice (hand delivered or registered mail) to the Village. Contractor shall promptly forward new certificate(s) of insurance evidencing the coverage(s) required herein upon annual renewal of the subject policies.

Failure of the Contractor to supply a valid certificate of insurance, or if a previously valid certificate of insurance has expired and is not replaced, is grounds for issuance of a stop work order until such time as a valid certificate of insurance is provided. Failure of the Village to collect or demand a certificate of insurance shall not be deemed a waiver of the requirement to provide one.

The limits of liability for the insurance required by this Subsection shall not be less than the following:

Workmen's Compensation Insurance:
All Liability imposed by Workmen's Compensation statute

Employer's Liability Insurance	$1,000,000
Contractual Liability Insurance	$1,000,000
Completed Operations Insurance	$ 500,000

Owned, Hired, and Non-Ownership Vehicle, Bodily Injury and Property Damage to the following Limits:

Commercial General Liability	$2,000,000 (each occurrence)
Bodily Injury	$2,000,000 (each person) $2,000,000 (each accident)
Property Damage	$2,000,000 (each accident)
Automobile Liability	$1,000,000 combined single limit (each accident)
Umbrella Liability	$3,000,000 (each occurrence) $3,000,000 (aggregate)

SPECIFICATIONS AND PLANS

The United City of Yorkville is currently seeking companies to provide printing and distribution services for the quarterly Parks and Recreation Department brochure, "Program, Event and Facility Guide", for the 2019/2020 year.

I. ISSUES

- Triannual Catalogs (Summer, Fall, Winter/Spring)
- Total of approximately 20,000 Catalogs Printed per Catalog
- 36 Pages – 28 Pages (Black with one Color) & 6 Pages (Full Color Gloss – includes cover)

II. PRODUCTION SCHEDULE

Season	Document to Printer	Approved to Print	Mailed to Subscribers
Summer Guide	3/15	4/11	4/26
Fall Guide	6/19	7/17	7/31
Winter/Spring Guide	10/11	11/6	11/28

III. CITY TO PROVIDE TO PRINTER

According to above production schedule, the United City of Yorkville will supply to printer:

- Digital format with some supporting documents

IV. PRINTER TO PROVIDE TO THE CITY

According to the above production schedule, printer will supply the United City of Yorkville:

- Creation and full design of the catalog

V. SPECIFICATIONS

- Size: 8 ½ "x 11" page
- Binding: Wire saddle stitch on 11" side
- Paper: 60# white recycled enamel stock throughout.

Sample of actual stock that will be used and a sample of a similar publication which company has printed must be submitted with proposal.

Ink Options:

1. Four color process on 4-page cover (front cover, inside front cover, back cover, inside back cover) Black and one PMS color throughout.

2. Four color process on 4-page cover (front cover, inside front cover, back cover, inside back cover); four color process on center four pages; Black and one PMS color throughout.

VI. PRODUCT DELIVERY

All catalogs must be delivered through the USPS based on a predetermined radius of the Parks & Recreation Office. Additional catalogs will be delivered in bulk to the Parks and Recreation Office for distribution to City offices.

VII. FEES

Printer will have a minimum of 22 working days from receipt of document to required delivery date. A delivery delay of more than 2 working days past the delivery date in the production schedule caused by the printer will result in a price reduction of $250 per day to be levied at the discretion of the United City of Yorkville.

A printer generated error which cannot be corrected within 3 days will result in a reasonable price reduction up to 10% of the total printing cost. Failure of printer to make an adjustment acceptable to the United City of Yorkville will be cause for termination of contract.

In the event the full number of catalogs ordered is not delivered, Printer will be required to print additional catalogs to complete order at no additional cost to the United City of Yorkville.

Any unauthorized overrun will be the financial responsibility of the Printer.

Any artwork and photographs to be used in publication will be provided to the contractor but shall remain the property of the United City of Yorkville and shall be returned to Parks and Recreation Department upon publication of the edition of the catalog for which they are used.

VIII. PROPOSAL SCHEDULE

Selection Process Steps	Estimated Date(s)
Park Board Approval to Release	January 10, 2019
City Council Approval to Release	January 22, 2019
Release of Invitation to Bid (ITB)	January 23, 2018
Final Date for Contractors to Submit Questions	February 3, 2019, at 10:00 AM
Proposals Due	February 13, 2019, at 10:00 AM
City Council Approval to Purchase	February 19, 2019

BID PROPOSAL

Note: The Bidder must complete all portions of this Bid Sheet

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.

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

Bidding Company Name: _____

Contact Name: _____

Phone Number: _____

Email: _____

Bid Details:

- Printing and distribution of the Triannual Catalogs (Summer, Fall, Winter/Spring)
- Total of approximately 20,000 Catalogs Printed per Catalog
- 36 Pages – 28 Pages (Black with one Color) & 6 Pages (Full Color Gloss – includes cover)

Grand Total	$

_____ 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.

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 bid submittal.

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

OR

NO BID – Keep our company on your Bidders List

_____

Signature Date

NO BID – Remove our company from Your Bidders List

_____

Signature Date

BID PROPOSAL (continued)

The undersigned contractor;

A. Certifies that it is not barred from bidding or contracting with the Village as a result of a violation of either Paragraph 33E-3 (Bid rigging) or 33E-4 (Bid rotating) of Act 5, Chapter 720 of the Illinois Complied Statutes regarding criminal interference with public contracting, and

B. Swears under oath that it is not delinquent in the payment of any tax administered by the Illinois Department of Revenue as required by Chapter 65, Act 5, paragraph 11-42.1 of the Illinois Complied Statutes, and

C. States that is has a written sexual harassment policy as required by the Illinois Human Rights Act (775 ILCS 5/2-105(A) (4) a copy of which shall be provided to the Village upon request, and

D. Agrees to comply with the requirements of the Illinois Human Rights Act regarding Equal Employment Opportunities as required by Section 2-105 of the Illinois Human Rights Act (775 ILCS 5/2-105) and agrees to comply with the EQUAL EMPLOYMENT OPPORTUNITY CLAUSE in Appendix A, Section 750, Part 750, Chapter X, Subtitle B of Title 44 of the Illinois Administrative Code incorporated herein by reference, and

D. Agrees to comply with the civil rights standards set forth in Title VII of the Civil Rights Act as mandated in Executive Order No. 11246, U.S.C.A. Section 2000e n.114 (September 24, 1965), and

E. Agrees to comply with the Substance Abuse Prevention on Public Works Projects Act (820 ILCS 265/1 et seq.) if this Project is a "public work" within the meaning of the Illinois Prevailing Wage Act (820 ILCS 130/.01 et seq.) and prohibit substance abuse while performing such work and has a substance abuse prevention program, and

F. Agrees to provide a drug free workplace pursuant to the Drug Free Workplace Act (30 ILCS 580/1 et seq.) (25 or more employees under a contract of more than $5,000 or for individuals only when greater than $5,000), and

G. Agrees to comply with the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.) and employ Illinois laborers if at the time of this contract is executed or if during the term of this contract there is excessive unemployment in Illinois as defined in the Act.

Contractor's Firm Name		Date	
Signed Name and Title		Print Name and Title	
Street Address	City	State	Zip
Phone Number		Fax Number	
Email Address			

DETAIL EXCEPTION SHEET

Any exception must be clearly noted on this sheet. Failure to do so may be reason for rejection of the bid. It is not our intention to prohibit any potential bidder from bidding by virtue of the specifications, but to describe the material(s) and service(s) actually required. The City reserves the right to accept or reject any or all exceptions.

Bidder's exceptions are:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

UNITED CITY OF YORKVILLE
800 GAME FARM ROAD
YORKVILLE, ILLINOIS 60560

CONTRACT

THIS CONTRACT made this _____ day of _____, 2019, by and between the United City of Yorkville, an Illinois municipal corporation hereinafter called the "*Owner*" and _____ located at _____ hereinafter called the "*Contractor*".

WITNESSETH:

WHEREAS, the Owner has heretofore solicited Bid Proposals for all labor and materials necessary to complete the work specified in the Request for Proposal for the printing and distribution of the Parks and Recreation Program Catalog;

WHEREAS, the Owner has found that the Contractor is the lowest responsible bidder for said work and has awarded the Contractor this contract for said work.

NOW, THEREFORE, for and in consideration of their mutual promises and agreements, the parties hereto do hereby agree as follows:

1. The Contractor agrees to furnish all materials, supplies, tools, equipment, labor and other services necessary to commence and complete the Printing and Distributing of the parks and Recreation Program Catalog proposal in accordance with the conditions and prices stated in the Invitation to Bid, Instructions to Bidders – General Conditions, Special Conditions, Insurance Requirements, Specifications and Plans, Bid Proposal, and Detail Exception Sheet all of which are made a part hereof and herein called the "*Contract Documents*".
2. The Owner will pay the Contractor in the amounts, manner and at times as set forth in the Contract Documents.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Contract as of the day and year first above written:

OWNER: UNITED CITY OF YORKVILLE

By: _____
Mayor

Attest:

CONTRACTOR:

_____
City Clerk

By: _____
Signature

Attest:

_____
Print Name and Title

_____

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

Agenda Item Number

Planning and Zoning Commission #1

Tracking Number

PZC 2018-14

Agenda Item Summary Memo

Title: Windett Ridge – 4th PUD Amendment

Meeting and Date: Special City Council - January 29, 2019

Synopsis: Request for Windett Ridge Planned Unit Development (PUD) 4th Amendment

Related to extension of term until December 31, 2023.

Council Action Previously Taken:

Date of Action: 09/12/2017 Action Taken: Approval

Item Number: CC 2017-48

Type of Vote Required: Informational

Council Action Requested: Feedback.

Submitted by: Krysti J. Barksdale-Noble, AICP Community Development

Name Department

Agenda Item Notes:

See attached memo.

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

Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: January 16, 2019
Subject: **PZC 2018-14 - Windett Ridge – 4th PUD Agreement Amendment**
Request for Extension of Term until December 2023

SUMMARY

A request for approval of a fourth amendment to the Windett Ridge Subdivision Planned Unit Development (PUD) Agreement extending the term three (3) years until December 31, 2023.

CalAtlantic Homes (formerly Ryland Homes) is the current developer of the Windett Ridge Subdivision and nearing completion of the 261 single-family homes in Unit 1 of the Planned Unit Development (PUD). The original PUD was approved anticipating Unit 2 of the development could be completed with the adjacent multi-family townhome development to the south of Windett Ridge to be known as the Towns at Windett Reserve. However, the sixteen (16) remaining lots in Unit 2 cannot be developed due to the lack of an available gravity sanitary sewer connection and appropriately sized stormwater management basin. Both were planned as part of the Towns at Windett Reserve development which is currently owned by a third-party whom CalAtlantic is currently engaging for potential purchase.

Since the current agreement is set to expire in December 31, 2020, CalAtlantic is requesting an extension of the agreement specifically related to completion of Unit 2 for three (3) years, or until December 31, 2023. This would allow for the potential purchase and development of the adjacent property to the south so that the construction of the regional improvements can happen contemporaneously with the final development of Unit 2.

Planning & Zoning Commission Action:

The Planning and Zoning Commission reviewed the text amendment at a public hearing held on January 9, 2019 and made the following action on the motion below:

In consideration of testimony presented during a Public Hearing on January 9, 2019 and the standards for PUD approval and amendment, the Planning and Zoning Commission recommends approval of the fourth (4th) amendment to the Windett Ridge Planned Unit Development Agreement to allow for the extension of an additional three (3) years to complete the construction of a lift station and public improvements in Unit 2 of the Windett Ridge subdivision until December 31, 2023, as presented by staff in a memorandum dated December 4, 2018.

Action:

Harker-aye; Goins-aye; Marcum-aye; Olson-aye; Vinyard-aye. **5 ayes, 0 Nays**

ATTACHMENTS

1. Draft Ordinance
2. PZC 1-9-19 Packet Materials

A N ORDINANCE APPROVING THE FOURTH AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AND CALATLANTIC GROUP, INC., A DELAWARE CORPORATION

(Windett Ridge Subdivision)

WHEREAS, in 2000, the United City of Yorkville, Kendall County, Illinois (the "*City*") entered into a Planned Unit Development Agreement for the development of approximately 163.522 acres, primarily for residential use with a portion designated for commercial use all as consistent with the City Zoning Ordinance (formerly known as the Coach Road Hills Subdivision and now known as the "*Windett Ridge Subdivision");* and,

WHEREAS, in 2002, the Planned Unit Development Agreement was amended to change the approved zoning for townhomes to zoning for single-family residences, to amend the area designated for commercial use and such other matters deemed necessary to proceed with the development of the Windett Ridge Subdivision; and,

WHEREAS, a portion of the 163.522 acres was developed and 106 single family residences were constructed, however, development was discontinued and ownership of the undeveloped portion of the Windett Ridge Subdivision was foreclosed upon by the financing entity and thereafter made available for purchase; and,

WHEREAS, Ryland Homes purchased that portion of the Windett Ridge Subdivision, which is zoned for residential purposes, (approximately 130 acres), now owned by CalAtlantic (the "*Subject Property")* and proceeded with the development of the Subject Property in accordance with the Planned Unit Development Agreement as amended in 2002, 2013 and again in 2017; and,

WHEREAS, as provided in the Second Amendment, CalAtlantic was granted certain limitations on certain fees as hereinafter itemized to be paid to the City in connection with the

development of the Windett Ridge Subdivision until December 31, 2020; and,

WHEREAS, CalAtlantic has now advised the City that additional time is required to complete the Windett Ridge Subdivision and therefore requests an extension of time for an additional three (3) years to complete certain improvements; and,

WHEREAS, the City is prepared to grant the extensions of time CalAtlantic has requested, but only pursuant to the terms and conditions as set forth in the Fourth Amendment to the Planned Unit Development, a copy of which is attached hereto.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, that the Fourth Amendment to the Planned Unit Development Agreement (Windett Subdivision) in the form attached hereto is hereby approved and the Mayor and City Clerk are hereby authorized to execute and deliver said Fourth Amendment.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2019.

_____
City Clerk

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____
Mayor

FOURTH AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AND CALATLANTIC GROUP, INC., A DELAWARE CORPORATION

(Windett Ridge Subdivision)

This Fourth Amendment (the "*Fourth Amendment")* to that certain Planned Unit Development Agreement (*"Planned Unit Development Agreement"*) by and among the United City of Yorkville, Kendall County, Illinois (the "*City")* and Michael Wheeler, Robert E. Davidson, Jr., and George Engel (the "*Owners"),* dated June 8, 2000, as amended November 26, 2002 (the "*First Amendment"),* as amended August 27, 2013 (the "*Second Amendment"),* and as further amended October 10, 2017 (the "*Third Amendment*"), by and between the City and CalAtlantic Group, Inc., a Delaware corporation, successor by merger to The Ryland Group, Inc. ("*CalAtlantic"*) and successor-in-interest to the Owners, is entered into this ___ day of _____, 2019 ("*Effective Date"*). The City and CalAtlantic are hereinafter sometimes individually referred to as a *"Party"* and collectively as the *"Parties"*.

W I T N E S S E T H :

WHEREAS, the Owners entered into the Planned Unit Development Agreement in 2000 with the City whereby the Owners agreed to develop real property consisting of approximately 163.522 acres, primarily for residential use with a portion designated for commercial use all as consistent with the City Zoning Ordinance (formerly known as the Coach Road Hills Subdivision and now known as the "*Windett Ridge Subdivision");* and,

WHEREAS, in 2002, the Planned Unit Development Agreement was amended to change the approved zoning for townhomes to zoning for single-family residences, to amend the area designated for commercial use and such other matters deemed necessary to proceed with the development of the Windett Ridge Subdivision; and,

WHEREAS, a portion of the approximately 163.522 acres was developed and 106 single

family residences were constructed, however, development was discontinued and ownership of the undeveloped portion of the Windett Ridge Subdivision was foreclosed upon by the financing entity and thereafter made available for purchase; and,

WHEREAS, Ryland Homes purchased that portion of the Windett Ridge Subdivision, which is zoned for residential purposes, (approximately 130 acres) legally described on *Exhibit A,* attached hereto and made a part hereof, now owned by CalAtlantic (the "*Subject Property")* and proceeded with the development of the Subject Property in accordance with the approved zoning and all commitments undertaken by the Owners pursuant to the Planned Unit Development Agreement as amended in 2002 and certain other terms and conditions as set forth in the Second Amendment; and,

WHEREAS, as provided in the Second Amendment, CalAtlantic was granted certain limitations on certain fees as hereinafter itemized to be paid to the City in connection with the development of the Windett Ridge Subdivision until December 31, 2020; and,

WHEREAS, CalAtlantic has advised the City that, because the sanitary sewer lift station referred to in the Second Amendment (*"Lift Station"*), has yet to be constructed, additional time is required to complete the Windett Ridge Subdivision and therefore requests an extension of time for an additional three (3) years on the time for completion of the Lift Station and the public improvements CalAtlantic is to construct in Unit 2 of the Windett Ridge Subdivision; and,

WHEREAS, the City is prepared to grant the extensions of time CalAtlantic has requested, but only pursuant to the terms and conditions as set forth in this Fourth Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Parties agree as follows:

Section 1. Incorporation of Recitals. The foregoing recitals are hereby incorporated into this Fourth Amendment as if fully restated in this Section 1.

Section 2. Fees Payable.

(a) As set forth in the Second Amendment and on *Exhibit B* attached hereto and made a part hereof, CalAtlantic shall pay the following fees for each dwelling unit it seeks to construct within the Windett Ridge Subdivision, provided it submits an application for building permit to the City for such dwelling unit on or before December 31, 2020:

1. $1,400.00 per house for the Yorkville Bristol Sanitary District fee, and due upon issuance of a building permit for such house;

2. $650.00 plus $0.20 per square foot for the Building Permit Fee, due upon issuance of a building permit for such house;

3. $800.00 per house for the water connection fee due upon issuance of a building permit for such house;

4. $25.00 per house for a water and sewer inspection fee, due upon issuance of a building permit for such house;

5. $35.00 per house for public walks/driveway inspection fee, due upon issuance of a building permit for such house;

6. $1,050.00 for the City's Development Fees, due upon issuance of a building permit for such house; and

7. $3,000.00 per house for the School Transition Fee, due upon issuance of a building permit for such house, as the total number of dwelling units constructed to date in the Windett Ridge Subdivision exceeds the 140 number specified in the Second Amendment).

CalAtlantic shall have the right to prepay the above fees at the rates and in the amounts specified above for dwelling units it intends to construct at the Windett Ridge Subdivision, even if CalAtlantic does not then intend to submit an application for building permit to the City for any one or more of such dwelling units, provided CalAtlantic submits such prepayment to the City on or prior to December 31, 2020.

(b) The City acknowledges that, prior to the Effective Date of this Fourth

Amendment: (i) a previously required Weather Warning Siren fee in the amount of $12,264.15 was paid to the City; and (ii) City Sanitary Sewer Improvement Fees in the amount of $1,800.00 per unit have been paid to the City for all dwelling units to be constructed in the Windett Ridge Subdivision and, therefore, no additional City Sanitary Sewer Improvement Fees shall be due the City as CalAtlantic proceeds to complete the construction of dwelling units in the Windett Ridge Subdivision.

(c) Commencing January 1, 2021, CalAtlantic shall pay to the City all fees then in effect upon application of a building permit to construct a dwelling unit within the Windett Ridge Subdivision.

Section 3. Extensions of Time.

(a) CalAtlantic has requested, and the City hereby grants to CalAtlantic, an extension of time until December 31, 2023, to complete the construction of the public improvements that are to be constructed in Unit 2 of the Windett Ridge Subdivision.

(b) CalAtlantic has requested, and the City hereby grants to CalAtlantic, an extension of time until December 31, 2023, of the timeframe set forth in Section 4(B)(2) of the Second Amendment concerning applicable City zoning and building codes.

Section 4. Water Meter Cost. CalAtlantic hereby acknowledges that the Water Meter Cost may be increased by the City on a generally applicable basis at any time prior to December 31, 2023, if the cost to the City for water meters and installation increases.

Section 5. Payment of Park Contribution. CalAtlantic agrees, not later than ten (10) days after the execution of this Fourth Amendment by the City, to pay to the City ten thousand dollars ($10,000.00) for the improvement of a park in Unit 1 of the Windett Ridge Subdivision, which improvement the City agrees to undertake within one year of the Effective Date of this Fourth Amendment.

Section 6. Procedure for Declaring Defaults/No Outstanding Defaults.

(a) In the event CalAtlantic defaults in its performance of its obligations set forth in this Fourth Amendment or any prior agreements pertaining to the Windett Ridge Subdivision, the City shall give written notice to CalAtlantic of such items in default and, unless evidence is given to the City that the default will be cured in a timely manner, all benefits and agreements to prohibit the increased in the fees as listed in Sections 2 and 3 shall be immediately canceled.

(b) The City hereby confirms that, subject to the provisions of this Fourth Amendment, all Developer obligations under the Planned Unit Development Agreement, as amended by the First Amendment, the Second Amendment and the Third Amendment, which were required to have been satisfied prior to the Effective Date of this Fourth Amendment have been satisfied in full and that there are no outstanding defaults under the Planned Unit Development, as amended by the First Amendment, the Second Amendment and the Third Amendment, as of the Effective Date of this Fourth Amendment.

Section 7. No Recapture Obligations/Construction of Lift Station. The City confirms that there are no outstanding utility or roadway recapture obligations that CalAtlantic will be required to satisfy in connection with its completion of the Windett Ridge Subdivision. CalAtlantic acknowledges, however, that if CalAtlantic elects not to construct the Lift Station because other parties proceed to construct a lift station on property to the south of the Windett Ridge Subdivision (the *"Other Lift Station"*), which Other Lift Station makes it possible to provide sanitary sewer service to Unit 2 in the Windett Ridge Subdivision, CalAtlantic could be obligated to pay its *pro rata* share of the costs of constructing said Other Lift Station if and when it connects the sanitary sewer mains it constructs in Unit 2 to said Other Lift Station. CalAtlantic shall give notice to the City by December 31, 2023, as to whether it intends to construct the Lift Station in the Windett Ridge Subdivision or wait until the Other Lift Station is constructed by

other parties.

Section 8. Earthwork Improvements. CalAtlantic shall have the right to complete soil stockpile removals and subsequent grading and stabilization practices within Unit 2 of the Windett Ridge Subdivision provided CalAtlantic establishes appropriate soil erosion and sedimentation control measures. CalAtlantic shall be required to post the improvement security with the City in connection with the performance of such work.

Section 9. No Further Obligations Relating to Donations or the Construction of Off-Site Utility or Roadway Improvements. The City confirms that, subject to and except as provided in this Fourth Amendment, all obligations to donate lands or pay fees in lieu of the donation of lands relating to the Windett Ridge Subdivision have been satisfied in full. The City further confirms that all obligations to construct or pay for the construction of off-site utility and roadway improvements under the Planned Unit Development Agreement have been satisfied and that CalAtlantic shall not be required to construct or pay for, directly or indirectly, any other off-site improvements in connection with or as a result of its completion of the Windett Ridge Subdivision.

Section 10. Miscellaneous.

A. If any section, subsection, term or provision of this Fourth Amendment or the application thereof to either Party or any circumstance shall, to any extent, be held invalid or unenforceable, the remainder of said section, subsection, term or provision and the application of the same to the Parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

B. All notices, demands, requests, consents, approvals or other instruments required or permitted by the Planned Unit Development Agreement, as amended by the First Amendment, the Second Amendment, the Third Amendment and this Fourth Amendment, shall

be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the CalAtlantic:	÷	CalAtlantic Group, Inc. 1141 East Main Street, Suite 108 East Dundee, Illinois 60118 Attn: Christopher Gillen, Vice President
With a copy to:	÷	Meltzer Purtill & Stelle LLC 1515 East Woodfield Road, Suite 250 Schaumburg, Illinois 60173 Attn: Harold W. Francke and Ellen Joyce
To the City	:	United City of Yorkville 800 Game Farm Road Yorkville, Illinois 60560
With a copy to	:	Kathleen Field Orr, City Attorney Kathleen Field Orr & Associates 53 West Jackson Blvd., Suite 964 Chicago, Illinois 60604

C. This Fourth Amendment shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

D. This Fourth Amendment may not be assigned by CalAtlantic without the prior written consent of the City.

E. Time is of the essence of this Fourth Amendment and all documents, agreements and covenants contained herein shall be performed in a timely manner by the Parties.

F. This Fourth Amendment may be signed in counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument.

G. Any conflicts between the provisions of the Planned Unit Development, the First Amendment, the Second Amendment, or the Third Amendment, on the one hand, and the provisions of this Fourth Amendment, on the other hand, shall be resolved in favor of the latter.

Subject to the foregoing, the provisions of the Planned Unit Development, as amended by the First Amendment, the Second Amendment and the Third Amendment, remain in full force and effect and be applicable to to the extent any provision is not in conflict with this fourth amendment.

IN WITNESS WHEREOF, the Parties have caused this Fourth Amendment to be executed by their duly authorized officers as of the date set forth below their respective signatures, to be effective as of the Effective Date.

United City of Yorkville, an Illinois
Municipal Corporation

By: _____
Mayor

Date: _____

Attest:

_____
City Clerk

State of Illinois)
)
County of Kendall)

The foregoing instrument was acknowledged before me by _____, Mayor, and_____, City Clerk, of the United City of Yorkville, an Illinois municipal corporation, this _____ day of _____, 201_.

_____
Notary Public

CalAtlantic Group, Inc., a Delaware corporation
successor by merger to the Ryland Group, Inc.

By: _____
Christopher Gillen, a Vice President

Date: _____

State of Illinois)
)
County of _____)

The foregoing instrument was acknowledged before me by Christopher Gillen, a Vice President of CalAtlantic Group, Inc., a Delaware corporation, successor by merger to the Ryland Group, Inc., this _____ day of _____, 201_.

_____
Notary Public

EXHIBIT A – LEGAL DESCRIPTION

EXHIBIT A: LEGAL DESCRIPTION

PARCEL 2:

THAT PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 9; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHWEST ¼, 569.20 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 1062.70 FEET TO THE SOUTHERNMOST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED FROM EDNA HALBESMA TO HANNAH GEIGER RECORDED IN BOOK 115 AT PAGE 241 ON DECEMBER 27, 1957; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 323.02 FEET; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 484.85 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF LEGION ROAD; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE AND SAID CENTER LINE EXTENDED, 1925.22 FEET; THENCE SOUTH 16 DEGREES 45 MINUTES 00 SECONDS EAST, 126.93 FEET TO THE LINE OF A FENCE EXTENDED FROM THE EAST; THENCE NORTH 88 DEGREES 15 MINUTES 14 SECONDS EAST ALONG SAID FENCE LINE AND ITS EXTENSION, 2723.16 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 219.34 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.77 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 157.59 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 438.00 FEET AND A CHORD BEARING OF NORTH 37 DEGREES 33 MINUTES 32 SECONDS EAST, AND ARC DISTANCE OF 7.40 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 232.50 FEET; THENCE SOUTH 52 DEGREES 55 MINUTES 31 SECONDS EAST, A DISTANCE OF 25.99 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 145.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM AS SHOWN IN A PLAT RECORDED IN PLAT BOOK 5 ON PAGE 16 (NOW 'SLOT 303'); THENCE SOUTH 52 DEGREES 55 MINUTES 30 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM, 421.96 FEET TO A LIMESTONE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID OAK HILL FARM BEING ALSO ON THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 02 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE, 445.77 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 WHICH IS 1533.84 FEET, AS MEASURED ALONG SAID EAST LINE NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼; THENCE SOUTH 88 DEGREES 15 MINUTES 14 SECONDS WEST, A DISTANCE OF 392.05 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

WINDETT RIDGE
UNITS 1 & 2

11/20/2018

FEES PER UNIT

FEE LOCK EXPIRATION DECEMBER 31, 2020 (ORD. 2013-51)

A paid receipt from the School District Office, 602-A Center Parkway
Yorkville, must be presented to the City prior to issuance of permit

~~Permits 1-140 (1st 140 permits) are to be $1,500~~ (see note "a" below)
Permits 141-280 (2nd 140 permits) are to be $3,000 $3,000

Separate Yorkville-Bristol Sanitary District fee - made payable to Y.B.S.D. $1,400

United City of Yorkville Fees

1. Building Permit
   Cost $650 plus $0.20 per square foot $650 + $0.20(SF)

2. Water Connection Fees $800

3. Water Meter Cost $550

4. City Sewer Connection Fees $0

5. Water and Sewer Inspection Fee $25

6. Public Walks/Driveway Inspection Fee $35

7. Development Fees

Public Works	$450	
Police	$150	
Library	$150	
Bristol-Kendall Fire	$300	
Development Fees Total	$1,050	$1,050

8. Land-Cash Fees

	Attached Units	
Park	$0	
~~School~~ (see note "b" below)	~~$2,689.02~~	
~~Land-Cash Fees Total~~	~~$2,689.02~~	~~$2,689.02~~

Notes
a. $1,500 for permits #1-34 issued after 8/27/13 has been satisfied.
b. Land-Cash has been satisfied per 'Townes at Windett Reserve Agreement'

Memorandum

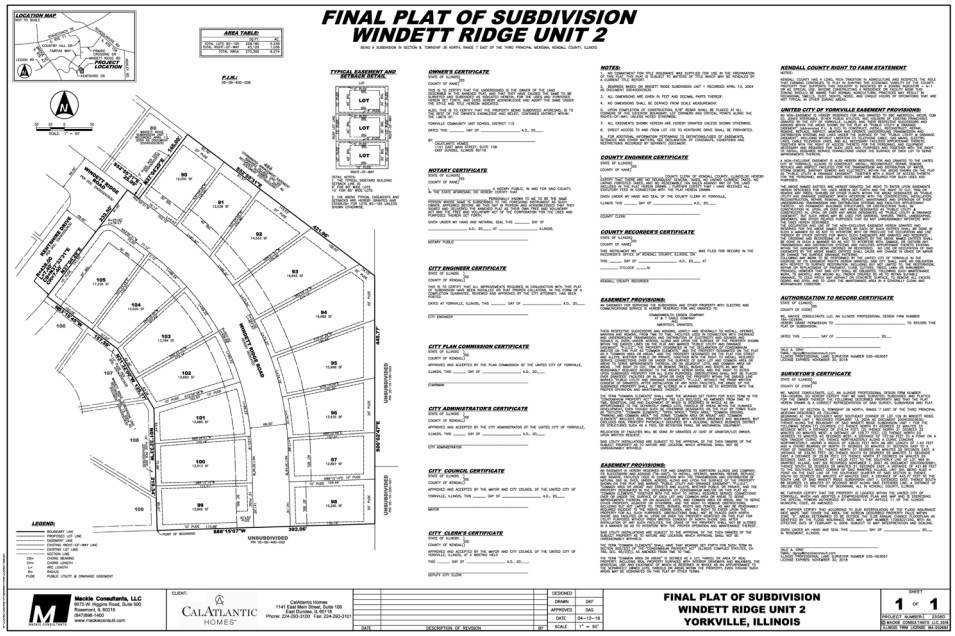
To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: December 4, 2018
Subject: **PZC 2018-14 - Windett Ridge – 4th PUD Agreement Amendment**
Request for Extension of Term until December 2023

SUMMARY

A request for approval of a fourth amendment to the Windett Ridge Subdivision Planned Unit Development (PUD) Agreement extending the term three (3) years until December 31, 2023.

BACKGROUND

CalAtlantic Homes (formerly Ryland Homes) is the current developer of the Windett Ridge Subdivision and nearing completion of the 261 single-family homes in Unit 1 of the Planned Unit Development (PUD). The original PUD was approved anticipating Unit 2 of the development could be completed with the adjacent multi-family townhome development to the south of Windett Ridge to be known as the Towns at Windett Reserve. However, the sixteen (16) remaining lots in Unit 2 cannot be developed due to the lack of an available gravity sanitary sewer connection and appropriately sized stormwater management basin. Both were planned as part of the Towns at Windett Reserve development which is currently owned by a third-party whom CalAtlantic is currently engaging for potential purchase.



Since the current agreement is set to expire in December 31, 2020, CalAtlantic is requesting an extension of the agreement specifically related to completion of Unit 2 for three (3) years, or until December 31, 2023. This would allow for the potential purchase and development of the adjacent property to the south so that the construction of the regional improvements can happen contemporaneously with the final development of Unit 2.

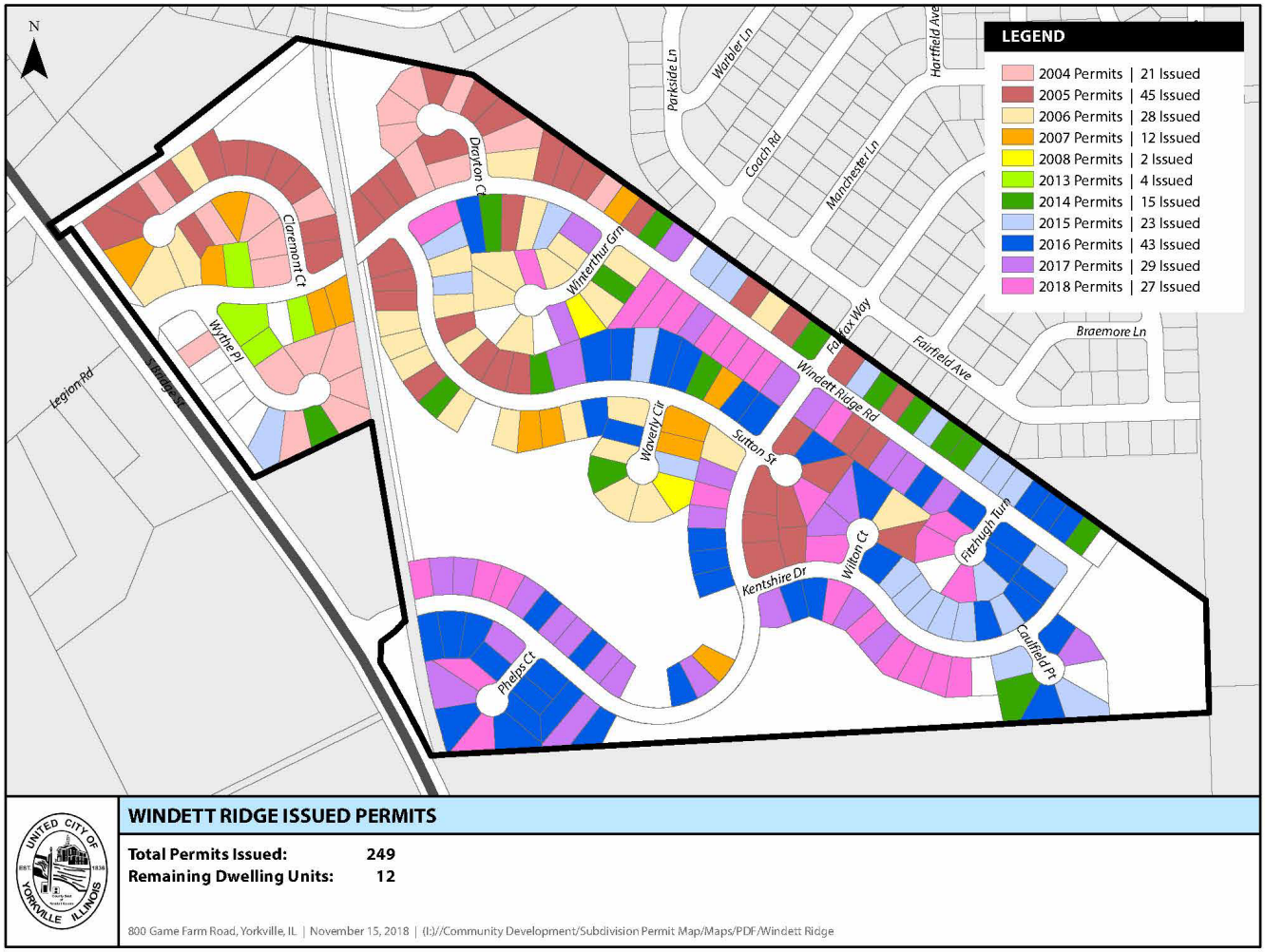
Prior Amendments

As mentioned, the original Planned Unit Development was approved in June 2000 as the Coach Road Hills subdivision. In 2002, the PUD was first amended via Ord. 2002-50 to rename the development to Windett Ridge subdivision to permit townhomes, single family and a commercial parcel. While building happened under the prior developer, Wiseman Hughes, the economic downturn stalled the progress of new construction around 2008.

In 2013, the unfinished lots were purchased by Ryland Homes and an ordinance amending the PUD agreement for a second time was approved. Ordinance No. 2013-51 set forth development obligations and performance deadlines related to the completion of infrastructure, payment of fees and development build-out. This amendment also provided the benefit of increased signage, building permit and code locks, as well as a hold on punchlist items for two years. Ryland Homes has steadfastly built out Unit 1 of the subdivision in the past 5 years. Finally, a third amendment to the Planned Unit Development in 2017 (Ord. 2017-43) identified CalAtlantic as the successor developer of Windett Ridge subdivision and extended the completion of certain punchlist items until October 31, 2017.

Current Development Status

Currently, the the developer has completed a majority of the obligations listed in the second amended PUD agreement with the exception of the items listed in the attached punchlist letter issued on October 22, 2018 by the city's engineering consultant, although work continues to be done on site. The development currently has been issued 249 permits in Unit 1 of the subdivision leaving twelve (12) lots left to be built, as of late October. CalAtlantic is now within their one-year warranty period for public improvements.



PROPOSED AMENDED PUD AGREEMENT

The draft amended Planned Unit Development (PUD) agreement to the Windett Ridge Subdivision is attached for your review and the primary terms of the agreement are as follows:

1. City allows the building permit fees to remain locked, with the exception of water meter costs, until December 31, 2020, per the 2013 PUD Amended Agreement. However, the developer will have the ability to prepay such permit fees to guarantee the fee schedule beyond the 2020 expiration date.
2. City will grant an extension for completion of the public improvements for Unit 2 until December 31, 2023.
3. CalAtlantic agrees to contribute $10,000.00 for enhanced improvements to the park in Unit 1 of the Windett Ridge subdivision which will be constructed within one year of the effective date of the proposed fourth amended agreement.

STAFF ANALYSIS:

The prior amended Planned Unit Development (PUD) agreements for Windett Ridge understood the successor developer was fully committed to completing the project, but due to the dormancy of the development during the recession, certain site improvements would take time. Additionally, the completion of Unit 2 is predicated on the installation of a lift station for sanitary connection and a stormwater basin which was originally planned for the adjacent Townes at Windett Reserve. If the developer were to try and finish out Unit 2 without the Townes area developed as planned, a minimum of three (3) home sites would be lost to accommodate a lift station and basin, making the project fiscally prohibitive and not in keeping with the original City approved land plan.

Staff is assured the trade off for postponing the completion of the development by three (3) years is aptly off-set by the developer's agreement to continue to pay the agreed permit fees until 2020 and donate an additional $10,000 for park improvements in Unit 1.

STANDARDS FOR PUD APPROVAL OR AMENDMENT:

The Planning and Zoning Commission may recommend approval of a special use for planned unit development or amendments to a Planned Unit Development (PUD) upon considering the following (Section 10-8-10-A):

1. In what respect does the design of the planned unit development meet the requirements and design standards of the development standards and design criteria.

2. The extent to which the proposed plan deviates and/or requires waivers of the bulk regulations in the zoning ordinance and how the modifications in design standards from the subdivision control regulations fulfill the intent of those regulations.

3. The extent of public benefit produced by the planned unit development, such as, but not limited to, the adequacy of common open space and/or public recreational facilities provided; sufficient control over vehicular traffic; provision of public services; provision and protection of the reasonable enjoyment of land.

4. The relationship and compatibility, beneficial or adverse, of the planned unit development to the adjacent properties and nearby land uses.

5. The extent to which the planned unit development fulfills the objectives of the future planning objectives or other planning policies of the city.

6. The Planning and Zoning Commission finds the planned unit development satisfactorily meets the standards for special use as defined in section 10-4-9 of the Zoning Ordinance which are as follows:

a. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
b. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminishes and impairs property values within the neighborhood.
c. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
d. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
e. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
f. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the city council pursuant to the recommendations of the planning and zoning commission.

STAFF RECOMMENDATION:

It is staff's recommendation to approve the proposed amended Planned Unit Development Agreement.

PROPOSED MOTION:

In consideration of testimony presented during a Public Hearing on January 9, 2019 and the standards for PUD approval and amendment, the Planning and Zoning Commission recommends approval of the fourth (4th) amendment to the Windett Ridge Planned Unit Development Agreement to allow for the extension of an additional three (3) years to complete the construction of a lift station and public improvements in Unit 2 of the Windett Ridge subdivision until December 31, 2023, as presented by staff in a memorandum dated December 4, 2018 and further subject to {insert any additional conditions of the Planning and Zoning Commission}…

ATTACHMENTS

1. Petitioner's Application
2. EEI punch list dated October 22, 2018
3. Draft Ordinance
4. Draft Fee Sheet
5. Public Hearing Notice

MACKIE CONSULTANTS

May 11, 2018

Ms. Krysti Barksdale-Noble, AICP
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

Re: Request for Development Agreement Amendment and Final Plat Application Withdrawal
Windett Ridge Residential Subdivision Unit 2
United City of Yorkville, Kendall County, IL

Dear Ms. Barksdale-Noble,

On behalf of CalAtlantic Homes, I am writing to formally request the withdrawal of our April 12, 2018 application for Plat of Subdivision approval for Unit 2 of the Windett Ridge subdivision. Based on our conversations and recent correspondence, dated May 2, 2018 as provided by the City Engineer, we understand that the City and our client realize that the remaining sixteen lots within Unit Two cannot be thoughtfully completed as originally intended. This cannot be completed due to the lack of an available gravity sanitary sewer connection and appropriate stormwater management that had been originally planned on the property to the south. This property is currently owned by a third-party.

With this application withdrawal, we are also formally requesting an amendment be made to the existing Ordinance No. 2013-51, an *Ordinance Approving the Second Amendment to the Planned Unit Development Agreement (Windett Ridge Subdivision)*, passed on the 27th day of August, 2013.

This Agreement had been originally approved anticipating the Unit Two development could be completed with the adjacent development to the south. We understand the current Agreement has a term to expire in 2020 and we are requesting this term to be extended three years to 2023 to allow the potential for the adjacent development to begin and regional improvements be completed to coincide with the final development of Unit Two.

Please review and consider this request and let us know the next steps within the process that we must take to execute an amendment to the existing agreement. Thank you for your assistance, and should you have any questions or need additional information, please do not hesitate to contact me at 847.696.1400 or at amartini@mackieconsult.com.

Very truly yours,
MACKIE CONSULTANTS, LLC

Anthony Martini, PE, CFM, CPESC
Senior Project Manager

cc: Mr. Eric Dhuse, City of Yorkville
Mr. Jason Engberg, City of Yorkville
Mr. Brad Sanderson, PE, Engineering Enterprises, Inc.
Mr. Rich Olson, Gary R. Weber and Associates
Mr. Scott Guerard, CalAtlantic Homes
Mr. Bill Robinson, CalAtlantic Homes
Mr. Alan Eriksson, CalAtlantic Homes
Mr. Greg Neumann, CalAtlantic Homes
Mr. Ryan Martin, Mackie Consultants LLC

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United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR AGREEMENT AMENDMENT

INTENT AND PURPOSE:

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

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

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

APPLICATION PROCEDURE:

STAGE 1
Submit Application, Fees, and All Pertinent Information to the Community Development Department

STAGE 2
Plan Council Review *(if applicable)*

Meets on the 2nd and 4th Thursday of the Month

STAGE 3
Economic Development Committee

Meets on the 1st Tuesday of the Month

STAGE 4
Planning & Zoning Commission Public Hearing *(PUD only)*

Meets on the 2nd Wednesday of the Month

STAGE 5
City Council Public Hearing

Meets on the 2nd and 4th Tuesday of the Month

STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Three (3) 11" x 17" copies each of the exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee.
- One (1) CD or portable USB drive containing one (1) electronic copy (pdf) of each of the following: signed application (complete with exhibits), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is also required.

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

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

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
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APPLICATION FOR AGREEMENT AMENDMENT

STAGE 2: PLAN COUNCIL REVIEW

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

STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

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

STAGE 4: PLANNING & ZONING COMMISSION PUBLIC HEARING (PUD ONLY)

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

STAGE 5: CITY COUNCIL PUBLIC HEARING

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

DORMANT APPLICATIONS

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

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

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

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

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APPLICATION FOR AGREEMENT AMENDMENT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation	$500.00	Total: $ 500.00
	☐ Plan	$500.00	
	☐ Plat	$500.00	
	☑ P.U.D.	$500.00	
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		Total: $
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
_____ - 5 = _____ x $10 = _____ + $200 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☐ $500.00		Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$1,000.00	Total: $
	☐ Over 1 acre, less than 10 acres	$2,500.00	
	☐ Over 10 acres, less than 40 acres	$5,000.00	
	☐ Over 40 acres, less than 100 acres	$10,000.00	
	☐ Over 100 acres	$20,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $
	☐ Less than 2 acres	$1,000.00	
	☐ Over 2 acres, less than 10 acres	$2,500.00	
	☐ Over 10 acres	$5,000.00	
		TOTAL AMOUNT DUE:	500.00

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APPLICATION FOR AGREEMENT AMENDMENT

DATE: May 15, 2018	PZC NUMBER:	DEVELOPMENT NAME: Windett Ridge - Unit Two

PETITIONER INFORMATION

NAME: Mr. Al Eriksson	COMPANY: CalAtlantic Homes
MAILING ADDRESS: 1141 East Main Street	
CITY, STATE, ZIP: East Dundee, Illinois 60018	TELEPHONE: 847-812-1884
EMAIL: alan.eriksson@calatlantic.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: CalAtlantic Group Inc.

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: 1141 East Main Street, East Dundee, Illinois 60018

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:
Windett Ridge Road and Bridge Street

CURRENT ZONING CLASSIFICATION: R2 Single Family Residential Planned Unit Development

LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:
United City of Yorkville

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: R2 Single Family Residential (Raintree Subdivision)

EAST: Unincorporated Kendall County - Agricultural Use (Petry Trust No 1989)

SOUTH: Planned Unit Development - Currently Agricultural Use (Konicek Property)

WEST: O - Office District (Next Generation Development LLC)

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

05-09-400-008			

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APPLICATION FOR AGREEMENT AMENDMENT

PROPERTY INFORMATION

NAME OF AGREEMENT: Ordinance 2013-51 - Second Amendment to the Annexation Agreement for Windett Ridge

DATE OF RECORDING: August 29, 2013

SUMMARIZE THE ITEMS TO BE AMENDED FROM THE EXISTING AGREEMENT:

On behalf of CalAtlantic Homes, I am writing to formally request the withdrawal of our April 12, 2018 application for Plat of Subdivision approval for Unit 2 of the Windett Ridge subdivision. Based on our conversations and recent correspondence, dated May 2, 2018 as provided by the City Engineer, we understand that the City and our client realize that the remaining sixteen lots within Unit Two cannot be thoughtfully completed as originally intended. This cannot be completed due to the lack of an available gravity sanitary sewer connection and appropriate stormwater management that had been originally planned on the property to the south. This property to the south is currently owned by a third-party.

With this application withdrawal, we are also formally requesting an amendment be made to the existing Ordinance No. 2013-51, an Ordinance Approving the Second Amendment to the Planned Unit Development Agreement (Windett Ridge Subdivision), passed on the 27th day of August, 2013 and recorded on August 29, 2013.

This Agreement had been originally approved anticipating the Unit Two development could be completed with the adjacent development to the south. We understand the current Agreement has a term to expire in 2020 and we are requesting this term to be extended three years to 2023 to allow the potential for the adjacent development to begin and regional improvements be completed to coincide with the final development of Unit Two.

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

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

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

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800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR AGREEMENT AMENDMENT

ATTORNEY INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME: Anthony Martini	COMPANY: Mackie Consultants
MAILING ADDRESS: 9575 West Higgins Road, Suite 500	
CITY, STATE, ZIP: Rosemont, Illinois 60018	TELEPHONE: 847-696-1400
EMAIL: amartini@mackieconsult.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Anthony Martini	COMPANY: Mackie Consultants
MAILING ADDRESS: 9575 West Higgins Road, Suite 500	
CITY, STATE, ZIP: Rosemont, Illinois 60018	TELEPHONE: 847-696-1400
EMAIL: amartini@mackieconsult.com	FAX:

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

* _____ May 16, 2018

PETITIONER SIGNATURE — DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

* _____ May 16, 2018

OWNER SIGNATURE — DATE

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Fax: 630-553-7575
Website: www.yorkville.il.us

PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER: Al Eriksson	FUND ACCOUNT NUMBER: CalAtlantic Homes	PROPERTY ADDRESS: 1141 East Main Street

APPLICATION/APPROVAL TYPE (*check appropriate box(es) of approval requested*):

☐ CONCEPT PLAN REVIEW	☑ AMENDMENT (TEXT)	☐ ANNEXATION	☐ REZONING
☐ SPECIAL USE	☐ MILE AND 1/2 REVIEW	☐ ZONING VARIANCE	☐ PRELIMINARY PLAN
☐ FINAL PLANS	☐ PLANNED UNIT DEVELOPMENT	☐ FINAL PLAT	

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Al Eriksson	COMPANY: CalAtlantic Homes
MAILING ADDRESS: 1141 East Main Street	
CITY, STATE, ZIP: East Dundee, Illinois 60118	TELEPHONE: 847-812-1884
EMAIL: alan.eriksson@calatlantic.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Alan Eriksson	VP of Land Development
PRINT NAME	TITLE
x [signature]	May 16, 2018
SIGNATURE	DATE

ACCOUNT CLOSURE AUTHORIZATION

DATE REQUESTED: _____ ☐ COMPLETED ☐ INACTIVE

PRINT NAME: _____ ☐ WITHDRAWN ☐ COLLECTIONS

SIGNATURE: _____ ☐ OTHER

DEPARTMENT ROUTING FOR AUTHORIZATION: ☐ COM. DEV. ☐ BUILDING ☐ ENGINEERING ☐ FINANCE ☐ ADMIN.

EXHIBIT A – LEGAL DESCRIPTION

EXHIBIT A: LEGAL DESCRIPTION

PARCEL 2:

THAT PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 9; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHWEST ¼, 569.20 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 1062.70 FEET TO THE SOUTHERNMOST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED FROM EDNA HALBESMA TO HANNAH GEIGER RECORDED IN BOOK 115 AT PAGE 241 ON DECEMBER 27, 1957; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 323.02 FEET; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 484.85 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF LEGION ROAD; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE AND SAID CENTER LINE EXTENDED, 1925.22 FEET; THENCE SOUTH 16 DEGREES 45 MINUTES 00 SECONDS EAST, 126.93 FEET TO THE LINE OF A FENCE EXTENDED FROM THE EAST; THENCE NORTH 88 DEGREES 15 MINUTES 14 SECONDS EAST ALONG SAID FENCE LINE AND ITS EXTENSION, 2723.16 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 219.34 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.77 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 157.59 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 438.00 FEET AND A CHORD BEARING OF NORTH 37 DEGREES 33 MINUTES 32 SECONDS EAST, AND ARC DISTANCE OF 7.40 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 232.50 FEET; THENCE SOUTH 52 DEGREES 55 MINUTES 31 SECONDS EAST, A DISTANCE OF 25.99 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 145.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM AS SHOWN IN A PLAT RECORDED IN PLAT BOOK 5 ON PAGE 16 (NOW 'SLOT 303'); THENCE SOUTH 52 DEGREES 55 MINUTES 30 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM, 421.96 FEET TO A LIMESTONE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID OAK HILL FARM BEING ALSO ON THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 02 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE, 445.77 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 WHICH IS 1533.84 FEET, AS MEASURED ALONG SAID EAST LINE NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼; THENCE SOUTH 88 DEGREES 15 MINUTES 14 SECONDS WEST, A DISTANCE OF 392.05 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

ADDRESS	UNIT	COMMUNITY1	STATE	ZIP_CODE
7250 A ROUTE 47	A	YORKVILLE	IL	60560
7250 B ROUTE 47	B	YORKVILLE	IL	60560
7344 ROUTE 47		YORKVILLE	IL	60560
7311 S BRIDGE ST		YORKVILLE	IL	60560
7665 S BRIDGE ST		YORKVILLE	IL	60560
2207 KINGSMILL ST		YORKVILLE	IL	60560
284 BALTRUSOL CT		YORKVILLE	IL	60560
276 BALTRUSOL CT		YORKVILLE	IL	60560
268 BALTRUSOL CT		YORKVILLE	IL	60560
483 PARKSIDE LN		YORKVILLE	IL	60560
2229 KINGSMILL ST		YORKVILLE	IL	60560
2221 KINGSMILL ST		YORKVILLE	IL	60560
285 BALTRUSOL CT		YORKVILLE	IL	60560
2173 KINGSMILL ST		YORKVILLE	IL	60560
2184 KINGSMILL ST		YORKVILLE	IL	60560
500 PARKSIDE LN		YORKVILLE	IL	60560
1984 BANBURY AVE		YORKVILLE	IL	60560
1999 WESTON AVE		YORKVILLE	IL	60560
2241 KINGSMILL ST		YORKVILLE	IL	60560
2237 KINGSMILL ST		YORKVILLE	IL	60560
2233 KINGSMILL ST		YORKVILLE	IL	60560
2196 KINGSMILL ST		YORKVILLE	IL	60560
2204 KINGSMILL ST		YORKVILLE	IL	60560
7511 S BRIDGE ST		YORKVILLE	IL	60560
471 PARKSIDE LN		YORKVILLE	IL	60560
495 PARKSIDE LN		YORKVILLE	IL	60560
2225 KINGSMILL ST		YORKVILLE	IL	60560
2211 KINGSMILL ST		YORKVILLE	IL	60560
271 BALTRUSOL CT		YORKVILLE	IL	60560
293 BALTRUSOL CT		YORKVILLE	IL	60560
2178 KINGSMILL ST		YORKVILLE	IL	60560
1971 BANBURY AVE		YORKVILLE	IL	60560
1994 BANBURY AVE		YORKVILLE	IL	60560
7789 ROUTE 47		YORKVILLE	IL	60560
7775 A ROUTE 47	A	YORKVILLE	IL	60560
7775 B ROUTE 47	B	YORKVILLE	IL	60560
1981 BANBURY AVE		YORKVILLE	IL	60560
1991 BANBURY AVE		YORKVILLE	IL	60560
2212 KINGSMILL ST		YORKVILLE	IL	60560
9850 LEGION RD		YORKVILLE	IL	60560
4 BONNIE LN		YORKVILLE	IL	60560
3 BONNIE LN		YORKVILLE	IL	60560
12 BONNIE LN		YORKVILLE	IL	60560
16 BONNIE LN		YORKVILLE	IL	60560
13 BONNIE LN		YORKVILLE	IL	60560
24 BONNIE LN		YORKVILLE	IL	60560

23 BONNIE LN	YORKVILLE	IL	60560

EXHIBIT C – ORIGINAL PLANNED UNIT DEVELOPMENT AGREEMENT (2000)

Revised April 24, 2000

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)

MICHAEL WHEELER, ROBERT E. DAVIDSON, JR., AND GEORGE ENGEL
(COACH ROAD HILLS)
UNITED CITY OF YORKVILLE
PLANNED UNIT DEVELOPMENT AGREEMENT

NOW COMES "OWNERS", MICHAEL WHEELER, ROBERT E. DAVIDSON, JR., and GEORGE ENGEL, OWNERS of certain real property described in the attached Exhibit "A" and the United City of Yorkville, an Illinois Municipality who do hereby enter into this Planned Unit Development Agreement to supplement and in addition to the Petition for zoning, Zoning Ordinance, Subdivision Control Ordinance and drawings submitted therewith to be approved by the City Council of the United City of Yorkville upon the following terms and conditions and in consideration of the various agreements made between the parties agree as follows:

1. WHEREAS, each party agrees that it is in the best interest of the OWNERS and the City to develop the subject real property described in the attached Exhibit "A" as a Planned Unit development establishing an unique open space character with green areas and recreation improvements in conjunction with the United City of Yorkville City Council to provide for the orderly flow of traffic throughout the development; and

2. WHEREAS, each party agrees that it is in the best interest of the local governmental bodies affected and OWNERS to provide for specific performance standards in the development of

the subject property; and

3. WHEREAS, each party agrees that a substantial impact will be had on the services of the United City of Yorkville and the Yorkville School District by developing said real property; and

4. WHEREAS, the original Developer had agreed to perform certain conditions substantially above those requirements made by the United City of Yorkville; such as increased landscape setbacks along State Route 47, the payment of additional Sanitary Sewer Recapture fees over and above what traditionally is charged by the City, Parkland Donations of land and equipment in excess of ordinance formulas, and other miscellaneous advances; which are binding under the terms of this Agreement to be performed as to the subject real property; and in consideration thereof:

NOW THEREFORE, the parties agree as follows:

A. The subject property shall be re-zoned under the Zoning Ordinance of the United City of Yorkville as a R-2 Single-Family Planned Unit Development parcel with each block of zoning set out in the attached Preliminary Plat as Exhibit "B" and zoning legal description as Exhibit "C", incorporated herein by reference showing the precise area to be zoned R-2 Single-Family District for Single-Family use; B-2 General Business District; and R-3 Townhouse zoning for the area being permitted for Townhouse only type zoning, and shall be developed in general conformance with this P.U.D., applicable City Ordinances as time to time amended in a non-discriminatory fashion as to all developments within the City of Yorkville to the extent any modification or creation of a new City Ordinance would cause an inability

to comply with any provision of the Agreement, the controlling document shall be this Agreement over any revision to the city Ordinances; and the approved Final Plat. The density, minimum lot size, setback lines and all other performance standards set out in the City Zoning Ordinance and City Subdivision Control Ordinance, and all other applicable City Ordinances shall be complied with by the Developer of the subject real property in the development of the subject parcel of real property, except when varied by this Agreement and as specifically set out in Exhibits "B" and "C" to this Agreement which have been incorporated herein by reference.

For purposes of developing said subdivision, Petitioners hereby request authority to build six different model unit groupings during the duration of the project. Model Homes shall be constructed in a defined area as approved by the City Economic Development Committee upon application and approval of Preliminary Plat and Final Engineering. Said units shall be located only in areas designated by the Petitioners with respect to model units. Signage, and exterior lighting for the model homes shall be permitted adjacent to the model unit areas for purposes of displaying product for sale. Directional signs and promotional signs shall be allowed only on private property of the interior of Coach Road Hills Subdivision. Petitioners shall be permitted to have temporary office trailers for sales purposes, at any model grouping upon execution of the Final Plat of Subdivision for Coach Road Hills by the City Council, for the unit of the subdivision in which the model unit is located and recording thereof with the Kendall County Recorder of Deeds for purposes of conducting sales on the site. OWNERS/DEVELOPER shall be entitled to erect two

temporary entrance sales signs not exceeding 16' by 20' of sign face, the total height of the sign not to exceed twenty feet, which shall be permitted until completion of the Subdivision on private property. Said office trailers shall be removed within sixty (60) days of the completion of the final construction of the model home group at each grouping. DEVELOPER shall further be allowed to have storage trailers on Phases of the Subdivision under construction. Said storage trailers shall be removed upon completion of home construction in each respective unit of the subdivision. In no event shall storage trailers be parked on right-of-ways; and shall be located at least 150' from any occupied building.

B. SPECIAL PLATTING CONDITIONS AND PARK DEVELOPMENT SCHEDULING: The Park District Board and Petitioners have concluded an agreement satisfactory to that Board for the installation of certain park improvements. Those park improvements shall be completed as per the sketch design agreed to by the Yorkville Park Board, the Planned Unit Development Concept Sketch, the Preliminary Plat, and in conformance with the park standards approved by the Yorkville Park Board and attached hereto and incorporated herein as Exhibit "E".

The Petitioners shall complete all park improvements in each phase of the Subdivision as shown on said drawings with the completion subject to a letter of credit based upon the engineer estimates for the work to be performed. The Letter of Credit requirement for Parks in each Phase of said development shall be satisfied by tender of completed Park improvements and land dedicated by

OWNERS/DEVELOPER on each Phase of the Development as completed by OWNERS/DEVELOPER. All park exhibits are attached hereto and incorporated herein as part of this agreement and the obligation of OWNERS/DEVELOPER under no circumstances shall OWNERS/DEVELOPER be obligated to exceed the sum of $595,768.00 as and for its contribution for parks improvements.

1). Donation of land, improvements, and park equipment to the Yorkville Park Board and City of Yorkville shall be as per the list of contributions agreed and as set out in Exhibit "E" dated April 17, 1996 and containing the identification of Design Network Inc. at the top of said document and construction to be equal to or in excess of the values stated therein. Exhibit "E" shall be proposed and incorporated herein by reference as to Park Land, to be donated to the City Park Improvements to be constructed by Developer; in the appropriate completed phases.

2) That the Owners and Developers shall dedicate to the United City of Yorkville for park purposes parcels as designated on the attached drawing (Exhibit "F") consisting of 7.43 acres and in conformance with the United City of Yorkville Land/Cash Ordinance. All areas dedicated for parks for which credit is being given towards land-cash contributions shall be final graded and seeded; and shall contain at least 100% of useable land exclusive of detention areas beyond the 100 year flood plain. Said real property shall be dedicated by Deed to the United City of Yorkville at the time that any developer seeks approval of a Final Plat of Subdivision for the First

Phase/Unit within the entire real property being developed. Acceptance of seeded areas shall be contingent upon three separate mowings showing all seeded areas to be filled in, prior to the Park Board accepting maintenance responsibility of said seeded areas. Any Developer constructing a detention facility shall be responsible for its maintenance to the City until acceptance by the City. Acceptance or rejection shall occur by the City within 30 days of submission of a Letter by Developer or his Agent requesting approval. The detention areas designated on the Preliminary Plats as _____ and _____ Acres shall be maintained by Owners and Developer, and ownership remain with them. The Petitioners reserve the right to seek dedication of said areas to the City after completion.

3) The Petitioners, and their successors, heirs, and assigns shall have the right to have home offices, exterior swimming pools, satellite dishes, greenhouses, screened-in porches and gazebos pursuant to our City of Yorkville Zoning Ordinances and accessory uses permitted within residential zoning districts in conformance with all set-back requirements and usage requirements as contained in the Zoning Ordinance currently in existence as of the date of approval of this Planned Unit Development Agreement.

4) a) The Commercial area shall have an emergency access easement platted into the Townhome loop established on the Final Plat of Subdivision in the Phase of the Subdivision for which the Townhome Final Plat is recorded.

OWNERS/DEVELOPER shall further be entitled to a variance in the height restrictions required for commercial buildings, to allow a building housing a maximum height as determined by the Bristol-Kendall Fire Protection District or 42' at the midpoint of the roof, whichever is less, for purposes of having a two-story banquet facility.

b) Developers shall be granted zoning allowing for the application for a liquor license for a restaurant/banquet facility; and be allowed to apply for an arcade/game room machine license so long as it is in conformance with the applicable City Ordinance and State Licenses and Regulations, exclusive of distance requirements and not present within areas serving alcohol.

5) The Townhouse portion of the development shall have the following performance standards:

- Suburban Roll Curb
- 25' Building Front yard Setbacks.
- Cul-de-sac center islands shall be permitted on Townhouse Streets to be maintained by the Developer or his Homeowners Association for the Townhouse Association into perpetuity
- Maximum cul-de-sac length of 900'
- 2 Car Garages shall be required on all Townhouse units.
- Front Facade, first floor shall consist of brick or stone veneer.
- Entrance gate features to be maintained by the Townhome Homeowners Association

6) A 10' wide Regional Trail shall be installed adjacent and parallel with the Commonwealth Edison property running generally north to south through the subject COACH ROAD HILLS PUD. The United City of Yorkville shall

cooperate in obtaining from Commonwealth Edison an easement for said bike trail. OWNERS/DEVELOPERS shall reimburse the City for the cost of any easement acquisition. In the event Commonwealth Edison will permit the location of said trail on their subject real property pursuant to an earlier Easement Agreement with the United City of Yorkville, said trail may be installed pursuant to that easement. In the event it is not permitted on the Commonwealth Edison property, Developer shall provide the dedication of said easement on its property parallel to the Commonwealth Edison property. The material surface of said pathway shall be constructed and consist of a 10' wide asphalt trail, and a typical cross-section shall be submitted with final engineering by Developer to the City, showing 3" asphalt on 8" of aggregate under the asphalt.

7) Developer agrees to install a 10 foot wide asphalt trail (with 3" asphalt on 8" aggregate) around the central wetland area in conformance with its Parkland dedication.

8) Street and parkway trees shall be of a 2½ inch minimum caliper and shall be installed within six months of the installation of driveways for each residence or the common drive for any Townhouse portion of the development, as per approved landscape plan for each phase of the subdivision. Petitioners may increase the amount of landscaping in any respective unit of said subdivision in excess of those requirements of the City of Yorkville Ordinance and may add additional plantings, but not less plantings, than those required under the

Planned Unit Development Concept Plan, a copy of which is attached hereto and incorporated herein as Exhibit "D".

9) Installation of City water main, streets and all other public improvements shall be in conformance with City Ordinances, unless specifically varied by approval of the City Council or varied by the terms of this Agreement. The City may require oversizing of water, sanitary sewer, or storm sewer mains provided a written agreement is approved by the City fixing a method of recapture for OWNERS/DEVELOPER or contribution by the City..

10) For purposes of installing and servicing the subject property with a Sanitary Sewer System, Developer shall be permitted to hookup Units of said Subdivision not exceeding a combination 177 single-family and/or townhouse units to the southwest interceptor of the City of Yorkville located within the existing right-of-way of State Route 47 and immediately west thereof. Recapture is due for said Sanitary Sewer System on the basis of $2,350.00 per acre for any commercial development that hooks on to said system, and at the rate of $235.00 per p.e. for each residential unit hooked onto said system, plus 6% interest per annum, as per City of Yorkville Resolution 95-12. Payment for said recapture is due at the time of application for building permit for any respective structure to be served by the southwest interceptor. Developer of COACH ROAD HILLS, agrees to provide a lift station and piping at its sole expense in order to connect to that southwest interceptor for the first unit of said to be Subdivision as approved

in the Final Engineering Plans submitted by Developer prior to approval of the Final Plat of the first unit or phase of said subdivision.

Developer acknowledges and agrees that connection to the gravity Interceptor running to the treatment plant, parallel with the abandoned railroad line, shall be made no later than completion of the 177th building permit in said Subdivision or in the next unit or phase platted after the availability of the new gravity sanitary sewer interceptor to the sewage treatment plant, whichever is first to occur. No additional building permits will be issued until said gravity interceptor to the treatment plant is operational. It is anticipated by the City and Developer that all future Sanitary Sewer services shall be provided by a Sanitary Sewer Interceptor to be constructed east of Route 47, to the treatment plant, as defined by the City for purposes of providing a new Sanitary Sewer Interceptor for the service area in which the subject real property of COACH ROAD HILLS is located.

Developer acknowledges and voluntarily agrees with the City that a Recapture Agreement will be required from all Developers east of Route 47 who will use the new interceptor to be constructed for Sanitary Sewer purposes. Said recapture shall be charged on a non-discriminatory basis to OWNERS/DEVELOPER of COACH ROAD HILLS, as well as any other Developer or Owner who seeks Sanitary Sewer Service within the service area to be served by the new interceptor for Sanitary Sewer Services east of Route 47. Recapture shall be calculated on a per p.e. basis for the new line

and shall be charged by agreement with Developer and the City for all Units in the first Phase of COACH ROAD HILLS and all subsequent phases for the new interceptor line, even though Developer is on a temporary basis hooking-on to the existing Southwest interceptor for the first phase of said development. Said recapture for the south sanitary sewer interceptor and River Crossing Ordinance Fee shall be paid for all platted lots within a Phase or Unit of Coach Road Hills, upon issuance of each individual dwelling unit permit of each respective Phase or Unit of Coach Road Hills Subdivision. In consideration of Developer paying for recapture on each sanitary sewer line, the City of Yorkville sanitary sewer hook-up fees as to COACH ROAD HILLS DEVELOPMENT shall be in conformance with current city ordinance in existence at the date of approval of this agreement by the Yorkville City Council, for each residential dwelling unit throughout the life of the development of the subject property.

C. That the Developer shall contribute to the Yorkville School District cash contributions in lieu of land contributions in conformance with the City of Yorkville Land/Cash Ordinance as in existence at the date of approval of this Agreement, the Developer shall provide written verification from the School District concerning all cash donations. Park portion of OWNERS/DEVELOPER'S contributions will be satisfied by Park Dedication and Park improvements.

D. That the development of the property shall be subject to Preliminary Plat approved May 23, 1996 , Engineering approval by City Staff, or outside Review Engineering

as elected by the City, and Final Plat approval by the City Council in conformance with the City of Yorkville Zoning Ordinance #73-56A, as amended, Subdivision Ordinance #94-34, the Standard Specifications for Improvements as amended, City Reimbursement Of Review Ordinance #96-31, City Land-Cash Ordinance #96-3, City Transition Fee Ordinance #93-24, and Development Fee Ordinance #90-24. The exact schedule for each of the above referenced Ordinances attached hereto and incorporated herein as Exhibit "F". All fees, but school Land-Cash and building permit are being set for the duration of this Agreement as of the date of final vote for approval by the City Council. In the event this Agreement conflicts with an Ordinance, the Agreement and Plats of said subdivision shall control.

Developer, except to the extent varied by this Agreement, shall comply with all setback requirements, minimum lot sizes and in conformance to those requirements set out in the United City of Yorkville's Zoning Ordinance at the time of passage of Preliminary Plat of the subdivision on May 23, 1996. Any change in City of Yorkville Zoning Ordinance, Subdivision Control Ordinance, City reimbursement of Review Ordinance, City Land-Cash Ordinance, City storm Water Control Ordinance, and City Transition Fee enacted subsequent to the execution of this Agreement which shall alter minimum lot sizes, setbacks, performance standards on this development, shall not affect or apply to this Agreement and development. However the developer shall comply with all fee requirements or other Ordinance changes at the time of Final Platting of any phase. Developers will be bound by any subsequent changes in BOCA building codes, BOCA building material changes and

the like that may be enacted by the City, so long as the same are applied in a non-discriminatory manner throughout the City.

Petitioners shall be permitted, at their expense, to install for landscape and aesthetic purposes a white vinyl simulated board fence, not to exceed 42" in height parallel with the east right-of-way of Illinois State Route 47, so long as the same is constructed on either common ownership property of the Homeowners Association for said subdivision, or in the alternative, on private property with an easement granted to the Homeowners Association for maintenance thereof.

F. 1) That the development plan shall contain green area/berming along Route 47 and bordering the subject parcel, in a landscape area for which Developer shall submit a drawing to be approved by the City Council containing a landscape setback area of at least 30 feet as a rear-yard setback area in areas of the subject property zoned R-3, along State Route 47 pursuant to the approved Preliminary Plan of subdivision, which shall be constructed by OWNERS/DEVELOPER in each Phase of the subdivision in which it is located.

2) Individual Homeowners may be allowed to construct swimming pools, greenhouses, satellite dishes, screened-in porches or gazebos in their back-yards subject to accessory building limitations and set-back provisions as set out in the City of Yorkville Zoning Ordinances as in effect at the time of execution of this Agreement.

G. That no fencing, house structure, or accessory buildings shall be permitted on any landscape setback area in said Subdivision by Developer or any owner except as set out in the Preliminary Plan approved by the City. Homeowners may plant shrubbery, flowers or trees in bermed areas.

H. That no homeowner, or their agent, or employee shall alter in any fashion, any berming, landscape setback area, drainage or detention area within any easement area of said Subdivision. Developer shall submit a mass-grading plan to the City Engineer for the entire Subdivision, as well as Final Engineering for the entire subdivision prior to the time approval is sought for the first Phase of the Subdivision.

I. It is anticipated that all detention facilities will be installed on Homeowner Association maintained property, or on land dedicated to the Park District. In the event any inlet or other drainage facility is located on private property, each individual lot owner shall be responsible to maintain all berming, set-back area, or detention area located within the property boundaries of any individual lot within said Development, and that homeowners shall not, fill in, build on, or alter in any way the detention facilities.

J. That a Homeowners Association shall be created and a Homeowners Declaration recorded prior to the passage of each affected Final Plat of subdivision by the City Council of the United City of Yorkville providing for the ownership and maintenance of all internal trails/sidewalk, green areas not dedicated to the City for park purposes, signage and common areas. It being the intent of the City and OWNERS/DEVELOPER that Park District will accept dedication of trails and

certain open-space acres upon completion. In the event said Association fails to maintain said areas, the Owners and Developers hereby grant their consent to the United City of Yorkville to immediately create a Special Services Tax Area under or applicable Illinois Statutory procedure, a Special Tax District or Special Services area for the purpose of upkeep, maintenance and/or renovation of these common areas above set-forth at the time the first Final Plat of Subdivision is sought to be approved.

K. That Developer shall pay to the United City of Yorkville, a development fee equal to the amount required by Ordinance at the time of building permit issuance, for each Residential Dwelling Unit built in said subdivision to the United City of Yorkville, and for each residential Dwelling Unit to the Yorkville Community School District 115 in conformance with then in force City Ordinances. The time of payment of said development and transition fees shall be made at the time of issuance for each respective building permit. Said fees are being paid voluntarily and with the consent of Owners and Developers as a matter negotiated between the parties and on a matter of a contract voluntarily entered into between the parties in the form of this Agreement. For purposes of the Multi-family units specified within this Agreement, each individual townhouse, condominium, or other designated unit shall be treated as a dwelling unit as is required to be offered for sale as individual units upon the initial sale from the developer/builder to encourage individual owner-occupation of said units.

L. State Route 47 access for said subdivision and improvements shall be constructed at expense of developer. Location of the entrance shall be in conformance with the Preliminary Plat approved by the City, and completed pursuant to engineering drawings submitted by Developer which shall be approved by Illinois Department of Transportation. Location of the entrance may be moved if directed by the Illinois Department of Transportation. If such a modification is needed or required, Developer shall be granted a variance to comply with Exhibit "D". Engineering requirements by the United City of Yorkville shall in accordance with reasonable standards and practices.

M. 1) Petitioners and City agree that in order to secure the development of the subject property, easements may be necessary to be acquired by Developers off-site of the subject property for dedication to the United City of Yorkville. The City makes no representation or warranty to the Petitioner as to the acquisition of said easements although the City shall co-operate and use its best efforts with the Developer to acquire the same.

2) Easement acquisition shall be at the sole cost and expense of Developer. It shall submit plats of dedication for utility easements in the format and over locations accessible for reasonable extension of utilities to be approved by the City Engineer.

3) Installation of all on-site utility improvements, and extension of off-site utilities shall be at the sole expense of the Developer.

4) The City agrees to negotiate with Developer the passage of a Recapture or Over-Sizing Ordinance for any off-site improvements, or on-site improvements benefitting future developers contiguous or within a reasonable service area of the subject parcel. Any Recapture shall be done by Ordinance after the City has reviewed Engineers drawings submitted by Developer, and approved by a majority vote of the City Council.

N. If signalization is required by the Illinois Department of Transportation at any highway cut onto Route 47, Developer shall be required to pay 100% of any non-IDOT share. of the cost of any such signalization.

O. The Planned United Development being approved as part of this Agreement shall be constructed in substantial conformance with this P.U.D., City Ordinance and the approved Final Plats, and Final approved Engineering for said Subdivision. Deviations from that Agreement shall be allowed only if approved by majority vote of the City Council.

It is acknowledged by each party that Exhibit "D" is a concept sketch, and that upon Final Plat and Engineering Review modifications in sizes and the like may have to be made in order to comply with the performance standards of the text of the Agreement or in compliance with the above referenced City Ordinances.

P. Now OWNERS/DEVELOPER shall be permitted to modify the frontage requirement of lots in the second or third phase of the development so as to provide a 66' right-of-way, dedicated to City of Yorkville, to the adjoining real property to the real property described in the attached Exhibit "G" in the vicinity of Lot 73, as shown on the

Preliminary Plan. The stub street to the east shall not be required to be built by OWNERS/DEVELOPER, and shall be the exclusive financial responsibility of the owner of the adjoining real property to the east at the time that property is developed.

Q. 1) The Exhibits attached to this Agreement are incorporated herein by reference and are made a part of this Agreement.

2) Ordinances annexing the subject property and approving the zoning classification and legal description of each Block corresponding to a zoning class as set out as Exhibit "B" shall be approved and executed by the City when the precise metes and bounds legal descriptions are tendered to the City.

R. This agreement shall be binding upon the successors, heirs, and assigns of each party hereto.

S. If any portion of this agreement were determined to be invalid the remaining portions thereof shall be in full force and effect between Developer/owner(s) and the City.

T. This agreement shall be binding upon each party hereto in terms of performance for a period of fifteen years. In the event construction is commenced within said fifteen year period all of the terms of this Agreement shall remain enforceable despite said time limitation, unless modified by written agreement of the City and Developer-Owners.

U. Passage of this Agreement does not waive the right of Petitioner to seek modification of this Agreement pursuant to the United City of Yorkville Zoning Ordinance.

V. The parties to this Agreement acknowledge that the current OWNERS of the subject parcel of real property, MICHAEL WHEELER, ROBERT E. DAVIDSON, JR., and GEORGE ENGEL, in all likelihood will not be the actual developers of the real property. The parties further acknowledge that the specific terms of the P.U.D. Agreement were negotiated with the consent of the OWNERS to be binding as to the development of the subject real property, but the terms placed no affirmative duty on the part of the current OWNERS to develop or improve the same.

The parties acknowledge and agree that the subject real property shall be developed in conformance with this Agreement; and that throughout this Agreement, when the terms "Developer", "Petitioner", or "Owners" are used to require the performance of an act or obligation, it shall refer to the Owner or Developer then seeking approval of Final Engineering, Final Plats of Subdivision or any other act required hereunder; and not the original OWNERS of said real property, MICHAEL WHEELER, ROBERT E. DAVIDSON, JR., and GEORGE ENGEL.

IN WITNESS WHEREOF the undersigned parties have executed this agreement this 8th day of June, 2000.

UNITED CITY OF YORKVILLE

MAYOR

ATTEST:

CITY CLERK

Property Owners:

ROBERT E. DAVIDSON, JR.

MICHAEL WHEELER

GEORGE ENGEL

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

EXHIBIT LIST

A. Legal Description

B. Preliminary Plat

C. Zoning Legal Description

D. Planned Unit Development Concept Plan

E. Park Improvements Sketch

F. City of Yorkville Ordinances
- Zoning Ordinance #73.56A
- Subdivision Ordinance #94.34
- Standard Specifications for Improvements
- City Reimbursement of Review Ordinance #96.31
- City Land-Cash Ordinance #96.3
- City Transition Ordinance #93.24
- Development Fee Ordinance #90.24

G. Legal Description of Adjoining Real Property

200300002279
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
01-23-2003 At 02:37 pm.
ORDINANCE 44.00

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

ORDINANCE NO. 2002 - 50

AN ORDINANCE AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT OF MICHAEL WHEELER, ROBERT E. DAVIDSON, JR., AND GEORGE ENGEL, OWNERS, WISEMAN-HUGHES ENTERPRISES, INC., AN ILLINOIS CORPORATION, DEVELOPER (COACH ROAD HILLS SUBDIVISION N/K/A WINDETT RIDGE SUBDIVISION)

WHEREAS, it is in the best interest of the UNITED CITY OF YORKVILLE, Kendall County, Illinois, that a certain First Amendment to Planned Unit Development Agreement pertaining to the annexation and development of the real estate described on Exhibit "A" attached hereto and made a part hereof entered into by the UNITED CITY OF YORKVILLE; and

WHEREAS, said First Amendment to Planned Unit Development Agreement has been drafted and has been considered by the City Council; and

WHEREAS, the legal owners of record of the territory which is the subject of said Agreement are ready, willing and able to enter into said Agreement and to perform the obligations as required hereunder; and

WHEREAS, the statutory procedures provided in 65 ILCS 5/11-15.1-1, as amended, for the

execution of said First Amendment to Planned Unit Development Agreement has been fully complied with; and

WHEREAS, the property is contiguous to the City.

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 Mayor and City Clerk are herewith authorized and directed to execute, on behalf of the City, a First Amendment to Planned Unit Development Agreement concerning the annexation and development of the real estate described therein, a copy of which First Amendment to Planned Unit Development Agreement is attached hereto and made a part hereof.

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

MIKE ANDERSON	Y	JOSEPH BESCO	Y
VALERIE BURD	Y	PAUL JAMES	Y
LARRY KOT	Y	MARTY MUNNS	Y
ROSE SPEARS	Y	RICHARD STICKA	Y

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 26th day of November, A.D. 2002.

MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois this 26th day of May, A.D. 2020.

Attest: _____
CITY CLERK

Prepared by and return to:
Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

EXHIBIT "A"

State of Illinois:
:SS
County of Kendall:

This is to certify that we, James M. Olson Associates, Ltd., Illinois Registered Land Surveyors, have surveyed that part of Section 9, Township 36 North Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Northwest Quarter of said Section 9; thence southerly along the West Line of said Northwest Quarter, 569.20 feet to the center line of Illinois State Route No. 47; thence South 35°00'00" East, along said center line, 1062.70 feet to the southernmost corner of a tract described in a Warranty Deed from Edna Halbesma to Hannah Geiger recorded in Book 115 at Page 241 on December 27, 1957; thence South 35°00'00" East, along said center line, 323.02 feet; thence North 56°20'00" East, 755.43 feet; thence North 49°38'57" East, 525.07 feet to the southwesterly line, as occupied, of the Oak Hill Farm as shown in a plat recorded in Plat Book 5 on Page 16 (now "Slot 303") for the point of beginning; thence South 49°38'57" West, 525.07; thence South 56°20'00" West, 755.43 feet to said center line; thence South 35°00'00" East, along said center line, 484.85 feet to its intersection with the center line of Legion Road; thence South 35°00'00" East, along said Illinois State Route No. 47 center line and said center line extended, 1925.22 feet; thence South 16°45'00" East, 126.93 feet to the line of a fence extended from the east; thence North 88°15'14" East along said fence line and its extension, 3115.46 feet to a point on the East Line of the Southeast Quarter of said Section 9, which is 1533.84 feet measured along said East Line) northerly of the Southeast Corner of said Southeast Quarter; thence North 00°02'46" West, along said East Line, 445.77 feet to a limestone monument at the southeasterly corner of said Oak Hill Farm; thence North 52°55'31" West, along the southwesterly line, as occupied, of said Oak Hill Farm, 3591.35 feet; thence North 76°53'04" West, along said southwesterly line, as occupied, 655.46 feet to the point of beginning (excepting therefrom the 50 foot wide right-of way conveyed to the Fox and Illinois Union Railway Company recorded in Deed Record 66 at Page 287) all in Kendall Township, Kendall County, Illinois and containing 163.522 acres as shown by the plat hereon drawn which is a correct representation of said survey.

Dated at Yorkville, Illinois January 17, 1990

James M. Olson

JAMES M. OLSON
Illinois Registered Land Surveyor No. 2253
JAMES M. OLSON ASSOCIATES, LTD.
107 West Madison Street
Yorkville, Illinois 60560
(708)553-0050

STATE OF ILLINOIS)
)ss.
COUNTY OF KENDALL)

November 26, 2002

FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE, A MUNICIPAL CORPORATION, AND MICHAEL WHEELER, ROBERT E. DAVIDSON, JR., AND GEORGE ENGEL, OWNERS, WISEMAN-HUGHES ENTERPRISES, INC., AN ILLINOIS CORPORATION, DEVELOPER (COACH ROAD HILLS SUBDIVISION, N/K/A WINDETT RIDGE SUBDIVISION)

NOW COMES the UNITED CITY OF YORKVILLE, a Municipal Corporation, located in the County of Kendall, State of Illinois, hereinafter referred to as "CITY ", MICHAEL WHEELER, ROBERT E. DAVIDSON, JR., AND GEORGE ENGEL, hereinafter referred to as "OWNERS", and WISEMAN-HUGHES ENTERPRISES, INC., an Illinois Corporation, hereinafter referred to as "DEVELOPER".

W I T N E S S E T H

WHEREAS, a Planned Unit Development Agreement was entered into by and between OWNERS and the CITY on June 8, 2000 providing for the zoning and general plan of development for certain real property which at that time was located within the boundaries of the CITY; and

WHEREAS, DEVELOPER has entered into a written agreement to purchase the real property which is the subject matter of said Agreement comprising approximately 163.522 acres, more or less; and

WHEREAS, OWNERS are in agreement with DEVELOPER to enter into an Amendment to said Planned Unit Development Agreement that shall become effective in the event DEVELOPER, WISEMAN-HUGHES ENTERPRISES, INC., completes its obligation to purchase the above designated Parcels from OWNERS; and

WHEREAS, the CITY through its City Council, and Staff review of the proposed First Amendment to the Planned Unit Development Agreement presented by DEVELOPER wishes to enter into this First Amendment to the Planned Unit Development Agreement; and

WHEREAS, in mutual consideration of DEVELOPER purchasing the subject real property from OWNERS, and the CITY agreeing to certain Planned Unit Development Agreement amendments with DEVELOPER which inure exclusively to the mutual benefit of each party hereto, the parties do agree to enter into the following First Amendment to Planned Unit Development Agreement:

NOW THEREFORE, in consideration of the mutual covenants and promises herein contained the parties agree as follows:

1) INCORPORATION OF RECITALS: All parties hereto agree that the above contained recitals are an integral part of this Agreement and hereby adopt those recitals as part of this Agreement.

2) REAL PROPERTY AFFECTED: This First Amendment shall affect only the terms, conditions, and general development plan as set out in the original Planned Unit Development Agreement of June 8, 2000 which are specifically referenced herein. This First Amendment to Planned Unit Development Agreement shall only become effective in the event DEVELOPER, WISEMAN-HUGHES ENTERPRISES, INC., completes its obligation to purchase the above designated Parcels from OWNERS.

3) AMENDMENTS: The below designated paragraphs of the original Planned Unit Development Agreement of June 8, 2000 are hereby modified as follows:

A. Existing Zoning

R-3 Townhouse Zoning: R-3 Townhouse zoning is hereby revoked and amended in existing Exhibit "C" and is to be rezoned by City Ordinance approving this Agreement to R-2 Single Family District.

B-2 General Business District for 3.93 acre: Paragraph A and zoning Exhibit "C" of the original Planned Unit Development Agreement are modified to provide 5 acres of B-2 zoned area. Developer shall provide a front yard setback of thirty feet (30'). Access to the commercial site will be from Route 47 and/or the southern entrance road. The City agrees to support Developer's application to IDOT for the aforementioned access points.

B-5 Townhouse Standards: Paragraph 5B of the original Planned Unit Development Agreement is hereby revoked.

Regional Trail: The public bike path constructed on the parcel adjacent to the Com Ed right-of-way shall be dedicated to the City of Yorkville. The Developer agrees to contribute fifty percent (50%) of the cost of constructing said bike path. In addition, the Developer agrees to construct a ten foot (10') wide limestone screenings private path around the detention area, as shown in the Final Plan.

B. Open Space:

(i) Total value of land and improvements to be reduced from $595,000.00 to $562,000.00, based on the Developer's reduction in density for the project.

(ii) The land/cash contribution, which will include 7.4 acres of park along the southern property boundary and 3.4 acres of bike path for a total of 10.8 acres of land, satisfying the land-cash ordinance.

(iii) Developer agrees to contribute the sum of $50,000.00 for the construction of a "tot lot" on the southern park site, to be constructed by the City within one year of payment of said $50,000.00. Said payment to be made prior to the time of recording of the final plat for Unit 2.

(iv) City agrees to accept ownership and maintain the bike path and the southern park site.

(v) The aforementioned land donation and the contribution for the construction of the bike path, limestone screenings path, and the tot lot shall fully satisfy Developer's park obligations.

C. Performance Standards for R-2 One Family Residence District

Model Home Groups: Paragraph A is hereby modified to permit DEVELOPER to have one (1) model group not exceeding eight (8) homes. Construction may commence upon final City Council vote approving this Agreement when aggregate stone surface is in place, upon submission of hold harmless letter to CITY and the Kendall-Bristol Fire Protection District. Prior to issuance of occupancy permits for the model homes, water shall be made available within 300' of said homes. The exact location of the model group shall be as designated on the Planned Unit Development Preliminary Plan incorporated herein as Exhibit "A".

Temporary Sales/Office: A temporary Sales/Office structure shall be permitted, to be removed by DEVELOPER when 95% of the occupancy permits are issued by the CITY. Prior to construction or installation of the sales/office trailer, Developer shall submit a Landscape Plan for the temporary office. Furthermore, the parking lot must have a hard surface before occupancy is permitted. Also permitted are two (2) signs, 120 sq. ft. each, to advertise the project with locations to be approved by the City Zoning Officer. One sign shall be removed upon completion of the entry monument and subdivision sign.

Developer shall be permitted cul-de-sacs up to 900 feet in length as shown on the Preliminary plan (Exhibit "A").

On lots that are 80 feet in width, the side yard setback shall be nine (9) feet when the lot is improved with a three-stall garage. Said side yard setback shall apply to a maximum of 197 lots.

Performance Standards for B-2 General Business District

As to the area zoned B-2 General Business District, the Developer shall include architectural standards with masonry, cut block, split face block, glass, or EIFS for the exterior of the buildings constructed in said area. The B-2 General Business District shall further be bound by the terms of City Ordinance #2000-48 in providing buffering between the residential and non-residential units.

D. Landscape Buffer: The Landscape buffer parallel with Illinois State Route 47 to be increased to fifty feet (50') in width where adjacent to residential areas. The commercial property shall be landscaped in accordance with Ordinance 2000-48.

Developer shall submit together with its Preliminary Landscape Plan, a site plan showing location, profile, and building type of its entryway site plan and monuments.

Preliminary Landscape: A new Landscape Plan, to be approved by the City Council upon recommendation by the City Planner, shall contain agreed upon buffering between open space areas and the adjacent farm land usages.

E. All commercial height restrictions shall be as permitted by the City Zoning Ordinance.

F. Contributions, Payments and Fees: DEVELOPER shall submit a traffic study for approval by the City Engineer. The DEVELOPER reserves the right to obtain a Recapture Agreement and Recapture Ordinance for fifty percent (50%) of the associated expenditures to the extent other properties benefit from any said traffic improvements on Route 47, and excluding any proportionate benefit to DEVELOPER's real property

Developer agrees to prepay the City's water connection fee of $800.00 per house for the first 100 homes at the time of recording of the first final plat for any portion of the Subject Property. Such payment shall be used towards the construction of a water tower and booster station to serve the Subject Property within three (3) years of payment. The City shall use its best efforts to acquire the funds to construct the water tower proposed on the south side of the Fox River serving the zone in which the Subject Property is located. In the event a water tower is not constructed within the time frame set out, the funds contributed by Developer shall be held in an encumbered account for this express purpose of water tower construction, and the

City will provide as warranted in its earlier Annexation Agreement covering the Subject Property water service to the Subject Property.

Developer shall be entitled to receive 200 water taps prior to the completion of the water tower and booster station. If additional funding is not available to the City, the Developer shall, at the request of the City, prepay an additional 100 water taps at the recording of the final plat for Unit 2.

Developer agrees to voluntarily pay $1,500.00 per home for a School Transition Fee for the first 140 homes and $3,000.00 per home for the remaining 140 homes. Such payment shall be at the time of building permit issuance.

The Developer agrees to prepay to the City the development fee for the municipal building fund of $150.00 per house for one-half of the homes in the subdivision at the time of recording of the first final plat of subdivision, and the remaining one-half to be paid at the time of the recording of the second final plat.

G. Sanitary Sewer Recapture: The Developer agrees to pay the City's Sanitary Sewer Improvement Fee of $1,800.00 per house and the River Crossing fee of $122.50 per house at the time the first final plat is recorded for any portion of the Subject Property. The City agrees to use its best efforts to provide sanitary sewer capacity for the entire development within three (3) years of receipt of said payment. In the event the City is unable to provide an acceptable method of financing the balance of the sanitary sewer expansion cost for over-sizing the sanitary sewer mains necessary to provide sanitary sewer service to the area south of the Fox River, the City shall be relieved of its obligation to warrant sanitary sewer service for the entire subdivision under the terms of this agreement.

Further, if the City requests an additional sum of up to $170,000 for the sanitary sewer system from the Developer, the City agrees to repay any such additional advancement within ten (10) years of receipt. All fees shall be used to provide off-site improvements to serve the Subject Property with sanitary sewer.

All other fees set out in the existing Agreement, paragraph 4B(10), shall remain in full force and effect.

The City agrees to allow up to 44 homes, located between Route 47 and the Commonwealth Edison power line parcel, to connect by gravity service to the existing Route 47 Sanitary Sewer Interceptor on a permanent basis, subject to engineering approval.

Up to 177 homes may be served on a temporary basis by a pump station and force main to the Route 47 Sanitary Sewer Interceptor until the Commonwealth Edison Interceptor is available to serve that portion of the Subject Property.

H) The Planned Unit Development Preliminary Plan of the development attached hereto and incorporated herein as Exhibit "A" is hereby approved by the CITY subject to engineering review.

I) PHASING OF FUTURE FINAL PLATS: DEVELOPER shall be permitted to phase future Final Plat approval for the real property subject to this Agreement.

(i) GENERAL DEVELOPMENT STANDARDS: DEVELOPER hereby agrees to include Kendall County "Right to Farm Easement" language attached hereto and incorporated herein as Exhibit "B" on each Final Plat of Subdivision, and as part of the conveyance language on each Deed for lots abutting County agricultural zoning.

(ii) Developer shall be permitted to have detention for common areas within the portion of the site zoned for residential purposes. Developer shall create a separate Homeowners and Business Owners Association for maintenance of said detention areas and shall allocate said costs to the Association.

(iii) In order to provide for the maintenance of open space, Developer agrees to execute a consent to the creation of a Special Tax Service Area and have approved Ordinance encumbering all property of said subdivision in the event the homeowners and/or business owner's association for Coach Road Hills Subdivision fails to carry out its (their) maintenance responsibilities.

(iv) Upon City approval of this Agreement, the Developer may request and the City shall issue a Mass Grading Permit to allow the Developer to immediately proceed with the mass grading work in Unit 1 of the subdivision so long as the Developer follows the NPDES permit requirements.

It is understood by Developer that there may be changes from the preliminary to final engineering which could affect the mass grading. Any costs associated with such changes shall be borne by the Developer with no recourse to the City. It is wholly incumbent on the Developer to assess the potential risk of such changes and mitigate any additional costs.

J) AUTHORIZATION OF AMENDMENT: OWNERS and DEVELOPER warrant that the parties hereto have full and express authority to enter into an Amendment of the original Planned Unit Development Agreement dated June 8, 2000 to which this Amendment is appended pursuant to that Agreement.

K) RATIFICATION: All parties hereto agree that except to the extent performance standards or other terms of the original Planned Unit Development Agreement have been amended herein, all other terms of the original Planned Unit Development Agreement dated June 8, 2000 are hereby ratified, re-published, and reconfirmed between the parties hereto and remain the agreement of the parties. Both OWNERS and DEVELOPER warrant that DEVELOPER shall stand in the position of a successor and assignee of OWNERS as to all rights accruing under the original Planned Unit Development Agreement.

L) All parties agree that a new Planned Unit Development Preliminary Plan incorporated herein as Exhibit "A" is hereby adopted as part of this Amendment.

M) SEVERABILITY: Should any provision of this Annexation Amendment be found to be unenforceable by a Court of competent jurisdiction, the remaining terms and conditions of this First Amendment to Planned Unit Development Agreement as well as the original Planned Unit Development Agreement dated June 8, 2000 shall remain in full force and effect.

N) Notice until further notice shall be provided at the following addresses:

CITY: City Clerk
United City of Yorkville
800 Game Farm Rd.
Yorkville, IL 60560

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

OWNERS: Michael Wheeler
96 Timberlake Tr.
Oswego, IL 60543

Robert E. Davidson, Jr.
244 Jeter Rd.
Plano, IL 60545

George Engel
P.O. Box 3636
Oak Brook, IL 60522-3636

DEVELOPER:
Wiseman-Hughes Enterprises, Inc.
975 E. 22nd St.
Wheaton, IL 60187

Copy to: Attorney John Philipchuck
Dommermuth, Brestal, Cobine & West, Ltd.
111 W. Downer Pl., Ste. 300
Aurora, IL 60506

O) TIME IS OF THE ESSENCE: Time is of the essence of this Agreement and all documents, agreements, and contracts pursuant hereto as well as all covenants contained in this Amendment shall be performed in a timely manner by all parties hereto.

IN WITNESS WHEREOF, the undersigned parties have executed this Amendment to Planned Unit Development Agreement this 26th day of November, 2002.

CITY:
UNITED CITY OF YORKVILLE

By: _____

Attest: _____

Dated: November 26, 2002

DEVELOPER:
WISEMAN-HUGHES ENTERPRISES, INC.

By: _____

Attest: _____

Dated: November 14, 2002

OWNERS:

MICHAEL WHEELER

ROBERT E. DAVIDSON, JR.

GEORGE ENGEL

Dated: November 27, 2002

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

Exhibit "B"

KENDALL COUNTY RIGHT-TO-FARM STATEMENT

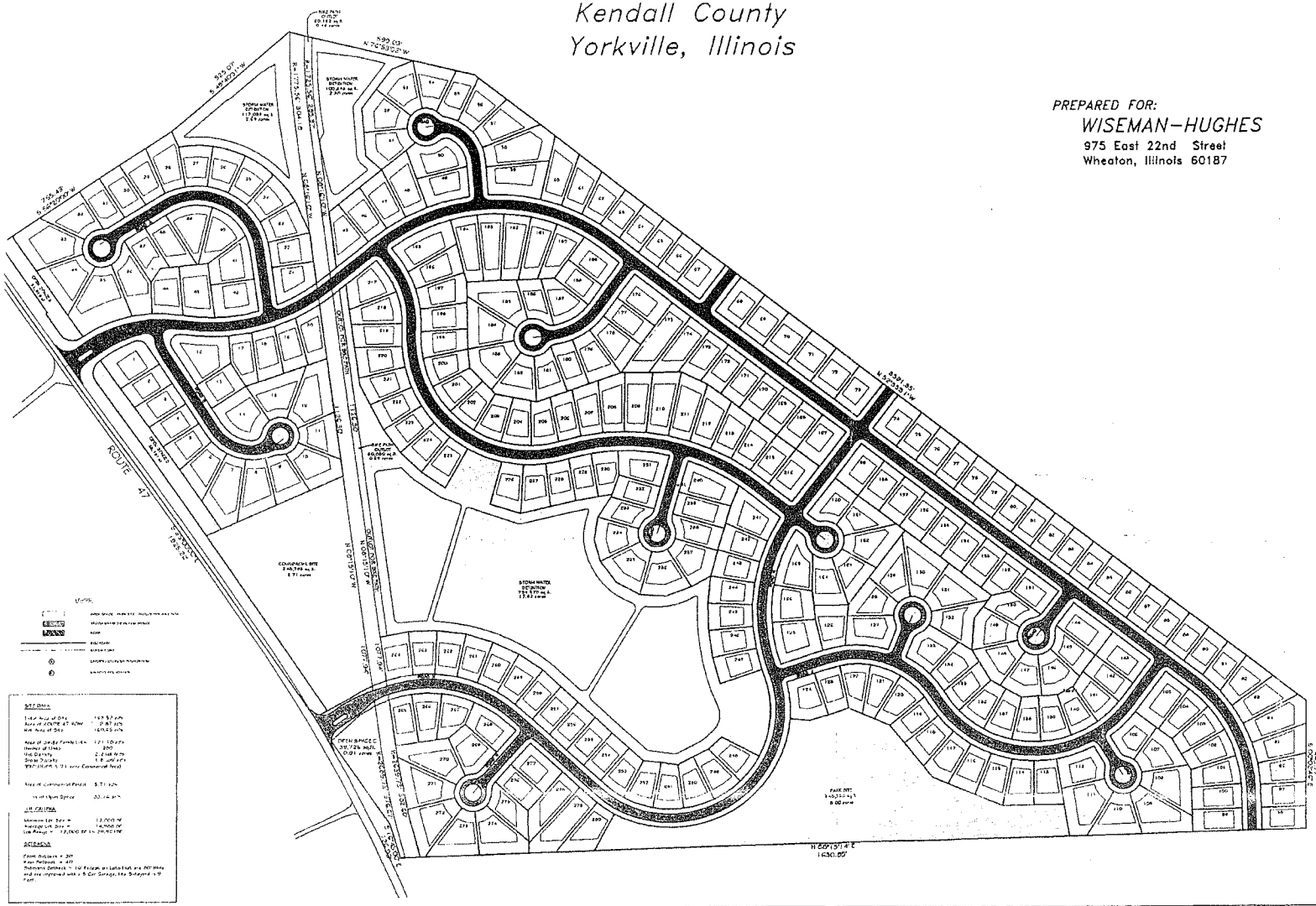
NOTICE:
Kendall County has a long, rich tradition in agriculture and respects the role that farming continues to play in shaping the economic viability of the county. Property that supports this industry is indicated by a zoning indicator - A-1 or Ag Special Use. Anyone constructing a residence or facility near this zoning should be aware that normal agricultural practices may result in occasional smells, dust, sights, noise, and unique hours of operations that are not typical in other zoning areas.

WINDETT RIDGE

Preliminary Plan

Kendall County
Yorkville, Illinois

PREPARED FOR:
WISEMAN–HUGHES
975 East 22nd Street
Wheaton, Illinois 60187



Siebert Engineers, Inc.

CAD File 8100Base
Start Date 10-30-2002
Drawn by RWJ
Designed by
Checked
Approved
Change

No.	Revision/Issue	Date

WISEMAN–HUGHES

WINDETT RIDGE
Preliminary Plan

Project 8100Base	Revision
Date 10-28-2002	Sheet
Scale 1"=135'	1 OF 1

201300018142

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 8/29/2013 10:37 AM
ORDI: 81.00 RHSPS FEE: 10.00
PAGES: 36

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

ORDINANCE NO. 2013-51

AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE
PLANNED UNIT DEVELOPMENT AGREEMENT
(*Windett Ridge Subdivision*)

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 27th day of August, 2013

Prepared by and Return to:

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

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on August 28, 2013.

Ordinance No. 2013-51

AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AGREEMENT
(*Windett Ridge Subdivision*)

WHEREAS, Michael Wheeler, Robert E. Davidson, Jr. and George Engel (the "*Original Owners*") entered into a Planned Unit Development agreement with the United City of Yorkville, Kendall County, Illinois (the "*City*"), dated June 8, 2000, which contemplated the development of approximately 163.522 acres for both residential and commercial uses (the "*Subdivision*"), which Planned Unit Development Agreement was amended November 26, 2002 (the "*First Amendment*") whereby Wiseman-Hughes Enterprises, Inc., was acknowledged as the purchaser and developer of the Subdivision and rezoned portions of the Subdivision from townhomes to single-family residents; and,

WHEREAS, a portion of the approximately 163.522 acres was developed and 106 single-family residences were constructed, however, development was discontinued and ownership of the undeveloped portion of the Subdivision was foreclosed upon by the financing entity and has since been available for purchase; and,

WHEREAS, Ryland Homes has entered into a contract to purchase that portion of the Subdivision which is zoned for residential purposes (the "*Subject Property*") and desires to proceed with the development of the Subject Property in accordance with the approved zoning and all commitments undertaken by the Original Owners pursuant to the Planned Unit Development Agreement as amended in 2002 and certain other terms and conditions as set forth in the Second Amendment to the Planned Unit Development Agreement by and between the City and Ryland Homes in the form attached hereto and made a part hereof.

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

Section 1. The *SECOND AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AGREEMENT* by and between the City and Ryland Homes, attached hereto, is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute said Agreement on behalf of the United City of Yorkville.

Section 2. The City Administrator is hereby authorized to undertake any and all action as deemed necessary to implement the terms of said Agreement.

Section 3. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 27 day of August, 2013.

Betty Warren
CITY CLERK

ROSE ANN SPEARS	—	DIANE TEELING	Y
KEN KOCH	Y	JACKIE MILSCHEWSKI	Y
CARLO COLOSIMO	Y	JOEL FRIEDERS	Y
CHRIS FUNKHOUSER	Y	LARRY KOT	Y

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 27 day of AUGUST 2013.

Gary J. Kolnick
MAYOR

SECOND AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AND THE RYLAND GROUP, INC., A MARYLAND CORPORATION d/b/a RYLAND HOMES
(Windett Ridge Subdivision)

This Second Amendment (the "*Second Amendment*") to that certain Planned Unit Development Agreement by and among the United City of Yorkville, Kendall County, Illinois and Michael Wheeler, Robert E. Davidson, Jr., and George Engel (the "*Owners*"), dated June 8, 2000, as amended November 26, 2002, is entered into this 27 day of August 2013, by and between the United City of Yorkville, Kendall County, Illinois and The Ryland Group, Inc., a Maryland corporation d/b/a Ryland Homes, ("*Ryland Homes*"), successor in interest to the Owners.

W I T N E S S E T H:

WHEREAS, the Owners entered into a Planned Unit Development Agreement in 2000 with the United City of Yorkville, Kendall County, Illinois (the "*City*") whereby the Owners agreed to develop real property consisting of approximately 163.522 acres, legally described on *Exhibit A* attached hereto and made a part hereof, primarily for residential use with a portion designated for commercial use all as consistent with the City Zoning Ordinance (the "*Windett Ridge Subdivision*"); and,

WHEREAS, in 2002, the Planned Unit Development Agreement was amended to change the approved zoning for townhomes to the zoning for single-family residences, to amend the area designated for commercial use and such other matters deemed necessary to proceed with the development of the Windett Ridge Subdivision; and,

WHEREAS, a portion of the approximately 163.522 acres was developed and 106 single family residences were constructed, however, development was discontinued and ownership of the undeveloped portion of the Windett Ridge Subdivision was foreclosed upon by the financing entity and has since been available for purchase; and,

WHEREAS, Ryland Homes has entered into a contract to purchase that portion of the Windett Ridge Subdivision, which is zoned for residential purposes, (approximately 130 acres) legally described on *Exhibit B*, attached hereto and made a part hereof (the "*Subject Property*") and desires to proceed with the development of the Subject Property in accordance with the approved zoning and all commitments undertaken by the Owners pursuant to the Planned Unit Development Agreement as amended in 2002 and certain other terms and conditions as hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein set forth, the parties agree as follows:

Section 1. Incorporation of Recitals. The foregoing recitals are hereby incorporated into this Agreement as if fully restated.

Section 2. Subject Property Affected.

This Second Amendment addresses the Subject Property and restates the outstanding commitments and obligations of each of the parties in connection with the development of the Windett Ridge Subdivision.

Section 3. Obligations of Ryland Homes for the Planned Unit Development.

The Subject Property is zoned as R-2 Single-Family Planned Unit Development, with acreage designated for open space as depicted on the Final Plan of Subdivision prepared by Siebert Engineers, Inc., last revised October 1, 2003, recorded February 13, 2004, as Document

No. 20040003630, a copy of which is attached hereto as Exhibit C and made a part hereof (the "*Plat of Subdivision*"). Ryland Homes hereby affirms that the development of the Subject Property shall be in complete accordance with the Plat of Subdivision and all prior approvals of the City and any governmental unit having jurisdiction over the Subject Property and shall not be requested nor be required to obtain any additional approvals of the City other than permits to be issued by the City Building Department and all other governmental units having jurisdiction over the construction of the Windett Ridge Subdivision. Ryland further covenants and agrees:

A. On or before October 31, 2017, to convey to the City by recordable warranty deed, the title to Outlot H, as depicted on the Plat of Subdivisions, free and clear of all liens and encumbrances after Ryland Homes has removed the entire top soil stockpile located thereon and regrade Outlot H for future development as a park (the "*Tot Lot*").

B. Ryland Homes agrees to pay the City Fifty Thousand Dollars ($50,000.00) for the construction of improvements to said Outlot H on or before October 31, 2017.

C. To provide the City with performance bonds or letters of credit in an amount, when added to the balance of the Special Service Area Project Fund for the Windett Ridge Subdivision shall equal the amount required to complete all public improvements plus a twenty percent (20%) contingency as mandated by City Ordinance all as itemized on the Engineer's Opinion of Probable Construction Costs (the "*EOPCC*") attached hereto as *Exhibit D*, and made a part hereof. Said security to be provided to the City on or before the City releases any security in the form of performance bonds currently held by it for the benefit of the Windett Ridge Subdivision.

D. To install a temporary sales office with landscaping as approved by the City and with a hard surface parking lot for visitors, if Ryland Homes determines there is a need for such sales office.

E. To maintain at all times all of the Subject Property by removing debris, and mowing all vegetation and making the necessary improvements to the detention basins until acceptance by the City or acceptance by the Homeowners' Association of Windett Ridge Subdivision.

F. To pay to the Homeowners Association of Windett Ridge Subdivision a one-time reimbursement of $2,431 for muskrat trapping, $257 for repair of sinkholes in the gravel walking path and $5,011 for repair to the entrance monument irrigation system for a total of not more than $7,699.00.

G. To waive any and all claims against the City for reimbursement for any prepayments, deposits or security held by the City in connection with the Windett Ridge Subdivision.

H. To pay to the following fees:

1. $650.00 plus $0.20 per square foot for the Building Permit Fee, due upon issuance of a building permit for such house.

2. $800.00 per house for the water connection fee due upon the issuance of a building permit for such house;

3. $25 per house for a water and sewer inspection fee, due upon issuance of a building permit for such house;

4. $35 per house for a public walks/driveway inspection fee, due upon issuance of a building permit for such house;

5. The Water Meter Cost fee, at the amount in effect at time of issuance of building permit, which is currently between $430.00 and $460.00 per home, due upon issuance of a building permit for such house. This fee shall not be subject to a fee lock and may be

increased at anytime during the term of this agreement in the event the cost to the City for water meters and installation increases.

6. $1,050 for the City's Development Fees, due upon the issuance of a building permit for such house.

7. $1,500.00 per house for the School Transition Fee for the next 34-houses to be built in the Windett Ridge Subdivision, payable upon issuance of a building permit for such house;

8. $3,000.00 per house for the School Transition Fee for any house built after a total of 140 houses have been built in the Windett Ridge Subdivision, payable upon issuance of a building permit for such house; and,

9. $12,264.15 due and payable upon execution of this Agreement for Weather Warning Sire Fee. $11,617.50 due and payable upon recordation of the Final Plat for Unit 2 of the Windett Ridge Subdivision for Weather Warning Siren fee.

I. To design and construct a lift station sufficient to accommodate the completion of the development of the Windett Ridge Subdivision (16 lots in Unit 2), it being understood that Ryland shall not be required to design and construct such lift station to benefit any other development or subdivision other than the Windett Ridge Subdivision. It is agreed that the enclosure of the lift station shall be sized to accommodate the generator and controls only and shall have vinyl siding or such other siding as approved by the City having a color to blend in with surrounding homes.

J. To construct single-family residences which shall conform to the Covenants, Conditions and Restrictions recorded against the Subject Property as of the date hereof and be compatible in appearance with the single-family homes already built in the Windett Ridge Subdivision.

K. To complete all items on the EOPCC pertaining to Unit 1 of the Windett Ridge Subdivision in accordance with the applicable City Codes within four (4) years of the date hereof.

Section 4. Obligations of the City for the Planned Unit Development. The City hereby covenants and agrees to work with Ryland Homes and further agrees as follows:

A. Permit Ryland Homes to install a temporary sales office at the Subject Property should Ryland determine it is in their best interest to have a temporary sales office and the following additional signage:

1. Burma Shave Informational Signs … 10 per entrance
2. Directional real estate signs … 2 per street
3. Community Informational Sign (*as needed*)
4. Parking Lot Signs … (*as needed*)
5. Promotional Banners … (*as needed*)
6. Upon approval by the City of variances to permit the following additional signs:

   - Entrance sign exceeding 100 square feet;
   - Offsite signs exceeding 100 square feet, maximum;
   - Offsite signs exceeding the maximum height of twelve (12) feet;
   - Signs within the minimum distance of ¼ mile as required by Code; and,
   - Market signs in excess of the maximum of four (4) per Code.

B. Pursuant to Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 8-1-2.5) which authorizes a municipality to appropriate and expend funds for economic development purposes, the City hereby makes the following grants to Ryland Homes in order to induce the completion of the public infrastructure and the residential and business zones of the Windett Ridge Subdivision:

1. No fees as currently assessed against the Subject Property shall be increased on or before December 31, 2020, and no additional fees not in effect as of the date hereof shall be applicable to the Subject Property;

2. All applicable City zoning and building codes currently in full force and effect; specifically, Ordinances 2011-32 and 2011-33 shall apply to the Subject Property and no amendment to said City building or zoning Codes shall apply to the Subject Property through December 31, 2020 unless such City building or zoning codes are less restrictive than those currently in full force and effect; and,

3. Notwithstanding the ordinances of the City contrary hereto, the City agrees that security deposits for all improvements or infrastructure shall be reduced upon completion and acceptance of each category of improvement or infrastructure to 100% of the cost of the completed improvements, leaving the original 20% excess of the amount of those improvements as the warranty for a one year period which shall be released after one year following acceptance so long as no repairs or replacement are needed (the "*Warranty Period*"). The Owners covenant and agree to remain responsible for maintenance and replacement, if necessary, of any surface structure constructed within the Windett Ridge Subdivision until the expiration of the Warranty Period for the last category of public improvement or infrastructure accepted by the City, excluding park improvements as required under Section 3A of this agreement. For purposes of this Second Amendment "surface structure" shall mean any part of any public infrastructure that exists above or extends to the ground surface, thereby making it vulnerable to damage from subsequent structure or maintenance activities. For purposes of this Second Amendment, the following shall each constitute a category of improvement or infrastructure: earthwork, erosion control, water main, sanitary sewer, storm sewer, paving, lighting, common area landscaping and common area sidewalks.

C. All security required pursuant to the City Code for parkway improvements may be deposited on a lot by lot basis at the time of application for a building permit and be accepted by the City upon issuance of a certificate of occupancy for such house on the condition security of twenty percent (20%) be retained by the City to guaranty construction for a period of one (1) year from the date of issuance of a certificate of occupancy.

D. The City hereby covenants and agrees that no additions to the EOPCC attached hereto as *Exhibit* D shall be made for a period of twenty-four (24) months from the date hereof.

E. The City hereby acknowledges that Ryland Homes hereby anticipates that it shall not be able to meet the requirements of Section 11-5-5(F) of the City's Subdivision Control Ordinances [Title II, Chapter 1, Section 11-5-5(F) of the Yorkville Code of Ordinances'] for Unit 2 which requires completion of all public improvements in a subdivision within four (4) years of initial construction. Ryland believes that completion of all public improvements for Unit 2 shall occur within seven (7) years of initial construction and the City Administrator may permit an extension and to exceed seven (7) years from the initial construction upon written request of Ryland.

F. The City agrees to act in good faith to determine the amount of the commitment of the City to the prior owner/developer of the Windett Ridge Subdivision pursuant to the First Amendment to the Planned Unit Development Agreement dated November 26, 2002, to recapture the costs of the sewer project benefitting adjacent properties and thereafter enter into a recapture agreement with the Ryland Homes to satisfy such commitment.

Section 5. Procedure for Declaring Defaults.

In the event any party defaults in its performance of its obligations set forth in this Agreement, then the non-defaulting parties shall, upon notice to the defaulting party, allow the defaulting party thirty (30) days to cure the default or provide evidence that such default will be cured in a timely manner if it cannot be cured during said period. Notwithstanding the above, in the event of an emergency life, health or safety situation, the City shall have the right, but not the obligation, to enter onto the Subject Property and cure the default without giving Ryland prior notice or an opportunity to cure.

Section 6. Remedies for Defaults or Failure of Conditions.

Upon a breach of this Agreement, any of the parties, in any court of competent jurisdiction, by an action or proceeding in law or equity, may pursue any and all remedies available at law and in equity, including, but not limited to a writ of mandamus, declaratory judgment or the specific performance of the covenants and agreements herein contained, any monetary damages and any and all other remedies provided by law or equity.

Section 7. Ryland Homes hereby affirms its agreement to pay all delinquent real estate taxes and special service area taxes assessed against the Subject Property as a result of the establishment of the Windett Ridge 2003-101 SSA. Upon payment and distribution of said special service area taxes to the City, the following deposits shall be made by the City's Finance Director:

(a) first to the SSA 2003-101 Reserve Fund in an amount necessary to fund any deficiency;

(b) second to the SSA 2003-101 Bond Fund in an amount necessary to fund any deficiency;

(c) third to a special escrow established by the City in an amount sufficient to pay each property owner in the Windett Ridge Subdivision who paid the SSA 2003-101 special service area for levy year 2012 payable in 2013 the sum of $215.11;

(d) the balance, if any, to the SSA 2003-101 Project Fund for completion of public improvements per the EOPCC

Section 8. Miscellaneous. The parties hereto mutually agree to the following:

A. The following payments have been made in full to the City and no further payments are due from Ryland Homes in connection with the construction of single-family residences:

1. $150.00 municipal building development fee per house;

2. $1,800.00 Sanitary Sewer Improvement Fee; and,

3. $122.50 per house River Crossing Fee.

B. If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Development Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

C. All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Ryland Homes	:	Ryland Homes 1141 East Main Street, Suite 108 East Dundee, Illinois 60118 Attn: John Carroll
With a copy to	:	Charles L. Byrum Meltzer Purtell & Steele 300 South Wacker Drive Suite 3500 Chicago, Illinois 60606
To the City	:	United City of Yorkville 800 Game Farm Road Yorkville, Illinois 60560
With a copy to	:	Kathleen Field Orr, City Attorney

Kathleen Field Orr & Associates
53 West Jackson Blvd.
Suite 964
Chicago, Illinois 60604

C. This Development Agreement shall be binding upon and inure to the benefit of the parties to this Development Agreement and their respective successors and assigns.

D. This Development Agreement may not be assigned by the Developer without the prior written consent of the City.

E. Time is of the Essence of this Agreement and all documents, agreements and covenants contained herein shall be performed in a timely manner by the parties hereto.

F. This Agreement may be signed in counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Redevelopment Agreement to be executed by their duly authorized officers on the above date at Yorkville, Illinois.

United City of Yorkville, an Illinois Municipal Corporation

By: _____
Mayor

Attest:

_____
City Clerk

Ryland Homes

By: _____
President, Chicago Division

Attest:

_____
Assistant V.P.

IN WITNESS WHEREOF, the parties hereto have caused this Redevelopment Agreement to be executed by their duly authorized officers on the above date at Yorkville, Illinois.

United City of Yorkville, an Illinois Municipal Corporation

By: _____
Mayor

Attest:

_____
City Clerk

Ryland Homes

By: _____
President

Attest:

_____
Secretary

EXHIBIT "A"

State of Illinois:
:SS
County of Kendall:

This is to certify that we, James M. Olson Associates, Ltd., Illinois Registered Land Surveyors, have surveyed that part of Section 9, Township 36 North Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Northwest Quarter of said Section 9; thence southerly along the West Line of said Northwest Quarter, 569.20 feet to the center line of Illinois State Route No. 47; thence South 35°00'00" East, along said center line, 1062.70 feet to the southernmost corner of a tract described in a Warranty Deed from Edna Halbesma to Hannah Geiger recorded in Book 115 at Page 241 on December 27, 1957; thence South 35°00'00" East, along said center line, 323.02 feet; thence North 56°20'00" East, 755.43 feet; thence North 49°38'57" East, 525.07 feet to the southwesterly line, as occupied, of the Oak Hill Farm as shown in a plat recorded in Plat Book 5 on Page 16 (now "Slot 303") for the point of beginning; thence South 49°38'57" West, 525.07; thence South 56°20'00" West, 755.43 feet to said center line; thence South 35°00'00" East, along said center line, 484.85 feet to its intersection with the center line of Legion Road; thence South 35°00'00" East, along said Illinois State Route No. 47 center line and said center line extended, 1925.22 feet; thence South 16°45'00" East, 126.93 feet to the line of a fence extended from the east; thence North 88°15'14" East along said fence line and its extension, 3115.46 feet to a point on the East Line of the Southeast Quarter of said Section 9, which is 1533.84 feet measured along said East Line) northerly of the Southeast Corner of said Southeast Quarter; thence North 00°02'46" West, along said East Line, 445.77 feet to a limestone monument at the southeasterly corner of said Oak Hill Farm; thence North 52°55'31" West, along the southwesterly line, as occupied, of said Oak Hill Farm, 3591.35 feet; thence North 16°53'04" West, along said southwesterly line, as occupied, 655.46 feet to the point of beginning (excepting therefrom the 50 foot wide right-of way conveyed to the Fox and Illinois Union Railway Company recorded in Deed Record 66 at Page 287) all in Kendall Township, Kendall County, Illinois and containing 163.522 acres as shown by the plat hereon drawn which is a correct representation of said survey.

Dated at Yorkville, Illinois January 17, 1990

James M. Olson

JAMES M. OLSON
Illinois Registered Land Surveyor No. 2253
JAMES M. OLSON ASSOCIATES, LTD.
107 West Madison Street
Yorkville, Illinois 60560
(708)553-0050

Exhibit B

Legal Description

PARCEL 1:
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 17, 18, 43, 66, 67, 68, 69, 73, 75, 76, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 127, 128, 129, 130, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 158, 159, 161, 163, 167, 168, 169, 170, 171, 172, 173, 174, 175, 177, 180, 181, 186, 189, 190, 193, 194, 195, 196, 198, 205, 206, 207, 208, 209, 210, 211, 212 ,214, 215, 223, 229, 231, 233, 237, 241, 242, 243, 244, 245, 246, 248, 249, 250,251, 252, 253, 254, 255, 256, 257, 258, 259, 260 ,261, 262, 263, 264, 265, 266, 267, 268, 269, 270,271, 272, 273, 274, 275, 276, AND 277 IN WINDETT RIDGE SUBDIVISION UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 2004 AS DOCUMENT 200400003630, AND CERTIFICATE OF CORRECTION RECORDED MARCH 12, 2004 AS DOCUMENT 200400005966, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 9; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHWEST ¼, 569.20 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 1062.70 FEET TO THE SOUTHERNMOST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED FROM EDNA HALBESMA TO HANNAH GEIGER RECORDED IN BOOK 115 AT PAGE 241 ON DECEMBER 27, 1957; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 323.02 FEET; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 484.85 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF LEGION ROAD; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE AND SAID CENTER LINE EXTENDED, 1925.22 FEET; THENCE SOUTH 16 DEGREES 45 MINUTES 00 SECONDS EAST, 126.93 FEET TO THE LINE OF A FENCE EXTENDED FROM THE EAST; THENCE NORTH 88 DEGREES 15 MINUTES 14 SECONDS EAST ALONG SAID FENCE LINE AND ITS EXTENSION, 2723.16 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 219.34 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.77 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 157.59 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 438.00 FEET AND A CHORD BEARING OF NORTH 37 DEGREES 33 MINUTES 32 SECONDS EAST, AND ARC DISTANCE OF 7.40 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 232.50 FEET; THENCE SOUTH 52 DEGREES 55 MINUTES 31 SECONDS EAST, A DISTANCE OF 25.99 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 145.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM AS SHOWN IN A PLAT RECORDED IN PLAT BOOK 5 ON PAGE 16 (NOW 'SLOT 303'); THENCE SOUTH 52 DEGREES 55 MINUTES 30 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM, 421.96 FEET TO A LIMESTONE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID OAK HILL FARM BEING ALSO ON THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 02 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE, 445.77 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 WHICH IS 1533.84 FEET, AS MEASURED ALONG SAID EAST LINE NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼; THENCE SOUTH 88 DEGREES 15 MINUTES 14 SECONDS WEST, A DISTANCE OF 392.05 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

Exhibit C

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

RESOLUTION NO. 2003-37

RESOLUTION APPROVING FINAL PLAT FOR UNIT 1 OF WINDETT RIDGE SUBDIVISION

WHEREAS, the City Council of the United City of Yorkville has considered a Petition to approve the Final Plat of Unit 1 of Windett Ridge Subdivision; and

WHEREAS, City Council of the United City of Yorkville has received a positive recommendation from the Plan Commission of the United City of Yorkville recommending approval of said Final Plat of Subdivision for Unit 1 of Windett Ridge Subdivision; and

WHEREAS, a Public Hearing was held before the Plan Commission of the United City of Yorkville for the purposes of approving the Final Plat of Subdivision for Unit 1 of Windett Ridge Subdivision; and

WHEREAS, upon do consideration by the Plan Commission of the United City of Yorkville and the City Council of the United City of Yorkville the Final Plat of Subdivision for Unit 1 of Windett Ridge Subdivision is substantially similar to the Preliminary Plat of Subdivision approved by the Plan Commission of the United City of Yorkville and the City Council of the United City of Yorkville; and

WHEREAS, upon do consideration by the Plan Commission of the United City of Yorkville and the City Council of the United City of Yorkville, approval of the Final Plat of Subdivision is deemed to be in the best interest of the orderly development of the project, and not harmful to public welfare, surrounding property values, nor injurious to residence of the City:

NOW THEREFORE, upon Motion duly made, seconded and approved by a majority of those members of the City Council voting the following action is taken by the City Council:

1. The Final Plat of Unit 1 of Windett Ridge Subdivision is approved.

PASSED and approved this 9th day of September, 2003.

WANDA OHARE	Y	JOSEPH BESCO	Y
VALERIE BURD	Y	PAUL JAMES	Y
LARRY KOT	Y	MARTY MUNNS	Y
ROSE SPEARS	Y	RICHARD STICKA	Y

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 9th day of September, A.D. 2003.

MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois this 9th day of September, A.D. 2003.

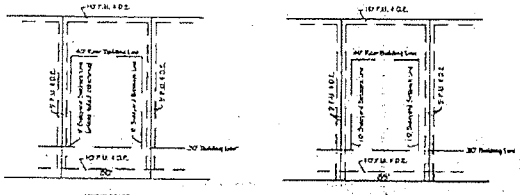
Attest CITY CLERK

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

FINAL PLAT OF WINDETT RIDGE SUBDIVISION UNIT 1

BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KENDALL COUNTY, ILLINOIS.

IN KENDALL COUNTY HAS A LONG RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR "A-1 OR AG SPECIAL USE". ANYONE CONSTRUCTING A RESIDENCE OR FACILITY WITHIN THESE ZONING AREAS SHALL BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE AND UNIQUE HOURS OF OPERATIONS THAT ARE NOT TYPICAL IN RESIDENTIAL AREAS.

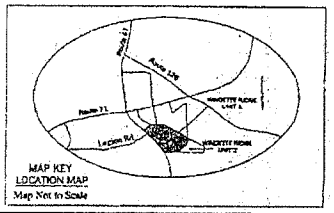


Typical Lot Detail
80' Wide Lot
(Not To Scale)

Typical Lot Detail
85' Wide Lot
(Not To Scale)

Legend

NOTES:
1. 10' Drain Tile Easements are 5' P.U.E. & D.E. Unless Otherwise Noted.
4. Lots less than 85' in width if comprised with a 2-Story garage, and an allowance of 5' additional building setback. Number of Lots qualifying for the deviation shall not exceed 1.40% less than P.U.D. requirement.
5. Lots with a 10' setback of plane requirement, shall have a 10' building setback on the initial setback line downward or Lakefront.
6. Lots 85' in width or more, and not connected with a 3-stall garage, shall have a 10' testament.
7. Lots 100 through 109 are not adjacent of the Lake.
8. Lots 6, 8, and 9 Shall not have Direct Vehicular Access to Route 47.
9. Lots 7, 14, 33, 36 Shall not have Direct Vehicular Access to Windett Ridge Road.
10. There are no Lots 6, 8 + 9.
11. All lots within this subdivision shall be connected within One Calendar Year of Available Sanitary Sewer Service. Sanitary Sewer Service shall be deemed available when sanitary sewer is located within 200 feet of any lot measured along the shortest route of access. Any lot not connected within the time period specified shall be subject to a fine of $100.00 per month per lot. Said fine shall be imposed by the Kendall County Health Department and shall be collected by the Kendall County Treasurer's Office. (Ordinance 2000-30 (c)) + 7.

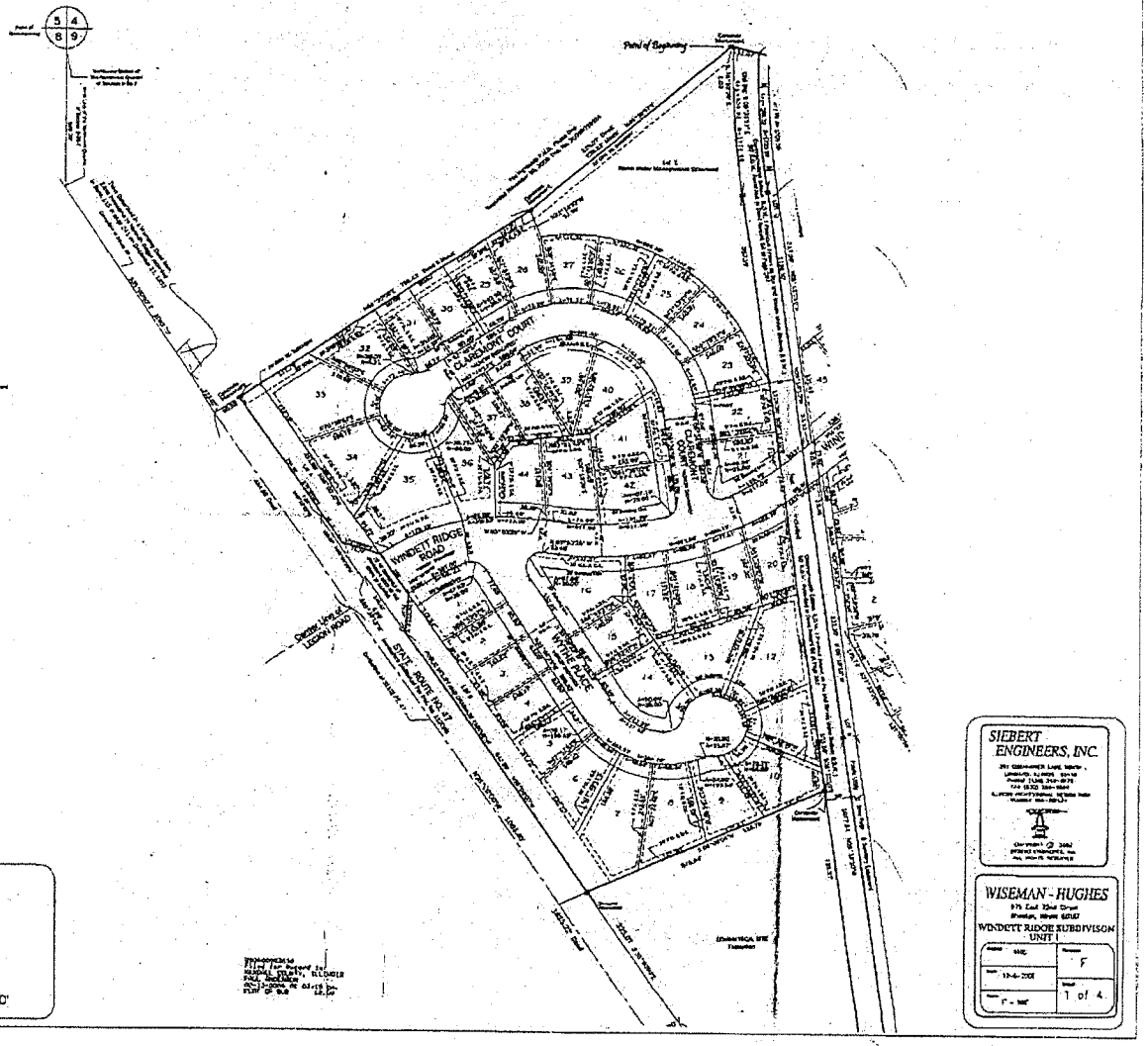


MAP KEY
LOCATION MAP
Map Not to Scale

CAD File	9105base
Start Date	12-3-03
Drawn By	BWV/DAJ
Designed By	RHD
Checked	TEH
Approved	TEH
Change	9105

No.	Revision/Issue	Date
A	Issued for Review	03-14-03
B	Revised Per Planning Council Review	05-30-03
C	Revised Per Yorkville Review	07-01-03
D	Revised Unit 1 & 2	07-21-03
E	Revised Per Yorkville Review	08-21-03
F	Revised Per Yorkville Review	10-01-03

1" - 100'



SIEBERT ENGINEERS, INC.

WISEMAN - HUGHES

WINDETT RIDGE SUBDIVISON
UNIT 1

F

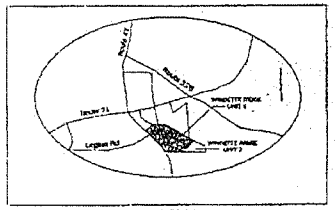
1 of 4

FINAL PLAT OF
WINDETT RIDGE SUBDIVISION UNIT 1

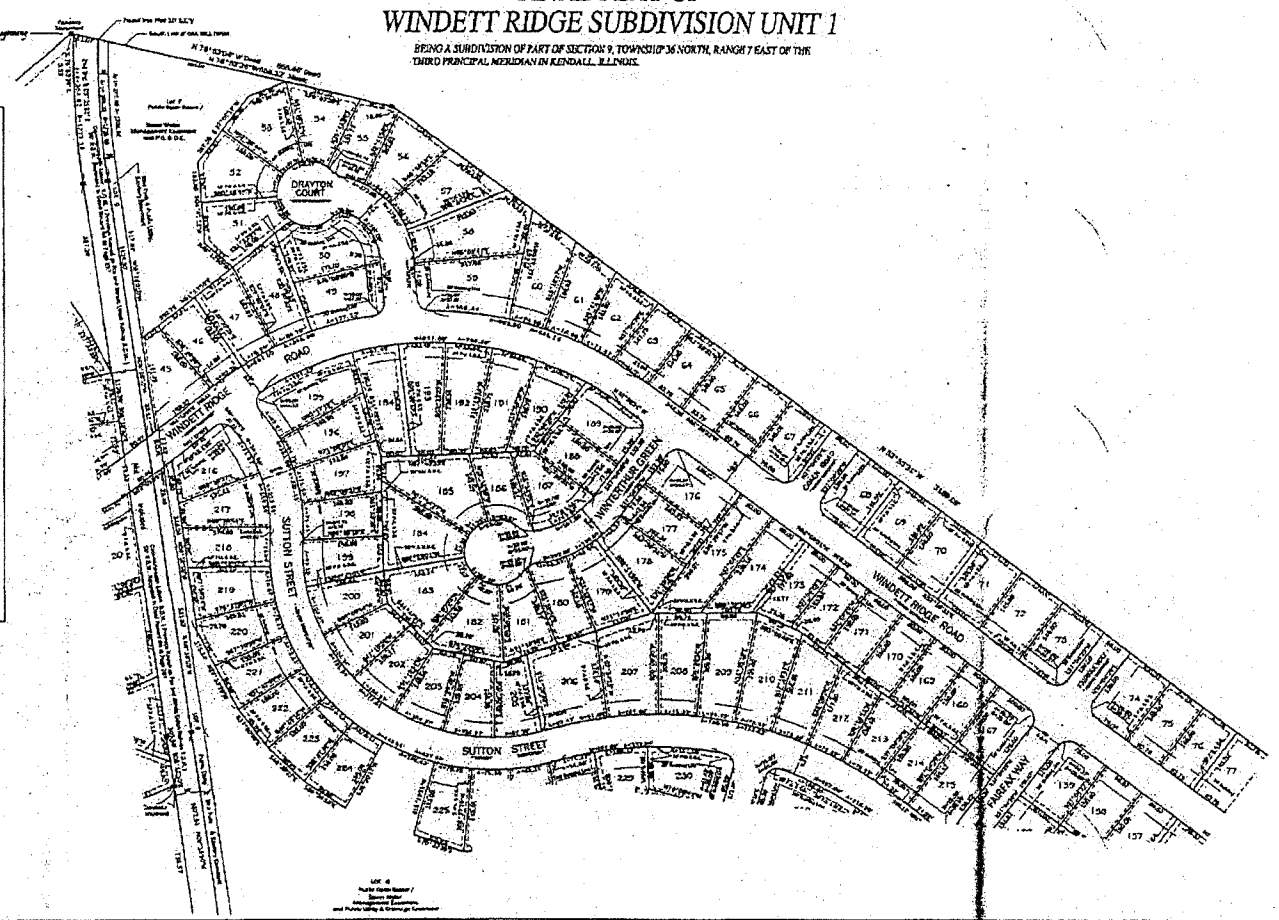
BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KENDALL, ILLINOIS.

SQUARE FOOTAGE TABLE

Lot Area # (Sq. Ft.)	Lot Area # (Sq. Ft.)	Lot Area # (Sq. Ft.)	Lot Area # (Sq. Ft.)
1 11737	51 11659	101 11380	151 11722
2 11662	52 11659	102 11380	152 11611
3 11588	53 11659	103 11380	153 11611
4 11514	54 11659	104 11380	154 11611
5 11440	55 11659	105 11380	155 11611
6 11366	56 11659	106 11380	156 11611
7 11292	57 11659	107 11380	157 11611
8 11218	58 11659	108 11380	158 11611
9 11144	59 11659	109 11380	159 11611
10 11070	60 11659	110 11380	160 11611
11 10996	61 11659	111 11380	161 11611
12 10922	62 11659	112 11380	162 11611
13 10848	63 11659	113 11380	163 11611
14 10774	64 11659	114 11380	164 11611
15 10700	65 11659	115 11380	165 11611
16 10626	66 11659	116 11380	166 11611
17 10552	67 11659	117 11380	167 11611
18 10478	68 11659	118 11380	168 11611
19 10404	69 11659	119 11380	169 11611
20 10330	70 11659	120 11380	170 11611
21 10256	71 11659	121 11380	171 11611
22 10182	72 11659	122 11380	172 11611
23 10108	73 11659	123 11380	173 11611
24 10034	74 11659	124 11380	174 11611
25 9960	75 11659	125 11380	175 11611
26 9886	76 11659	126 11380	176 11611
27 9812	77 11659	127 11380	177 11611
28 9738	78 11659	128 11380	178 11611
29 9664	79 11659	129 11380	179 11611
30 9590	80 11659	130 11380	180 11611
31 9516	81 11659	131 11380	181 11611
32 9442	82 11659	132 11380	182 11611
33 9368	83 11659	133 11380	183 11611
34 9294	84 11659	134 11380	184 11611
35 9220	85 11659	135 11380	185 11611
36 9146	86 11659	136 11380	186 11611
37 9072	87 11659	137 11380	187 11611
38 8998	88 11659	138 11380	188 11611
39 8924	89 11659	139 11380	189 11611
40 8850	90 11659	140 11380	190 11611
41 8776	91 11659	141 11380	191 11611
42 8702	92 11659	142 11380	192 11611
43 8628	93 11659	143 11380	193 11611
44 8554	94 11659	144 11380	194 11611
45 8480	95 11659	145 11380	195 11611
46 8406	96 11659	146 11380	196 11611
47 8332	97 11659	147 11380	197 11611
48 8258	98 11659	148 11380	198 11611
49 8184	99 11659	149 11380	199 11611
50 8110	100 11659	150 11380	200 11611



MAP KEY
LOCATION MAP
Map Not to Scale



CAD File	G:\000\base
Start Date	12-2-02
Drawn by	RWI/GM
Designed by	RWI
Checked	TDY
Approved	TDY
Change	8,206

No.	Revision/Issue	Date
A	Issued for Review	02-14-03
B	Revised Per Planning Council Review	05-30-03
C	Revised Per Planning Council Review	07-01-03
D	Revised Unit 1 & 2	07-31-03
E	Revised Per City Review	08-21-03
F	Revised Per City Review	10-01-03

1" = 100'

Legend

NOTES:

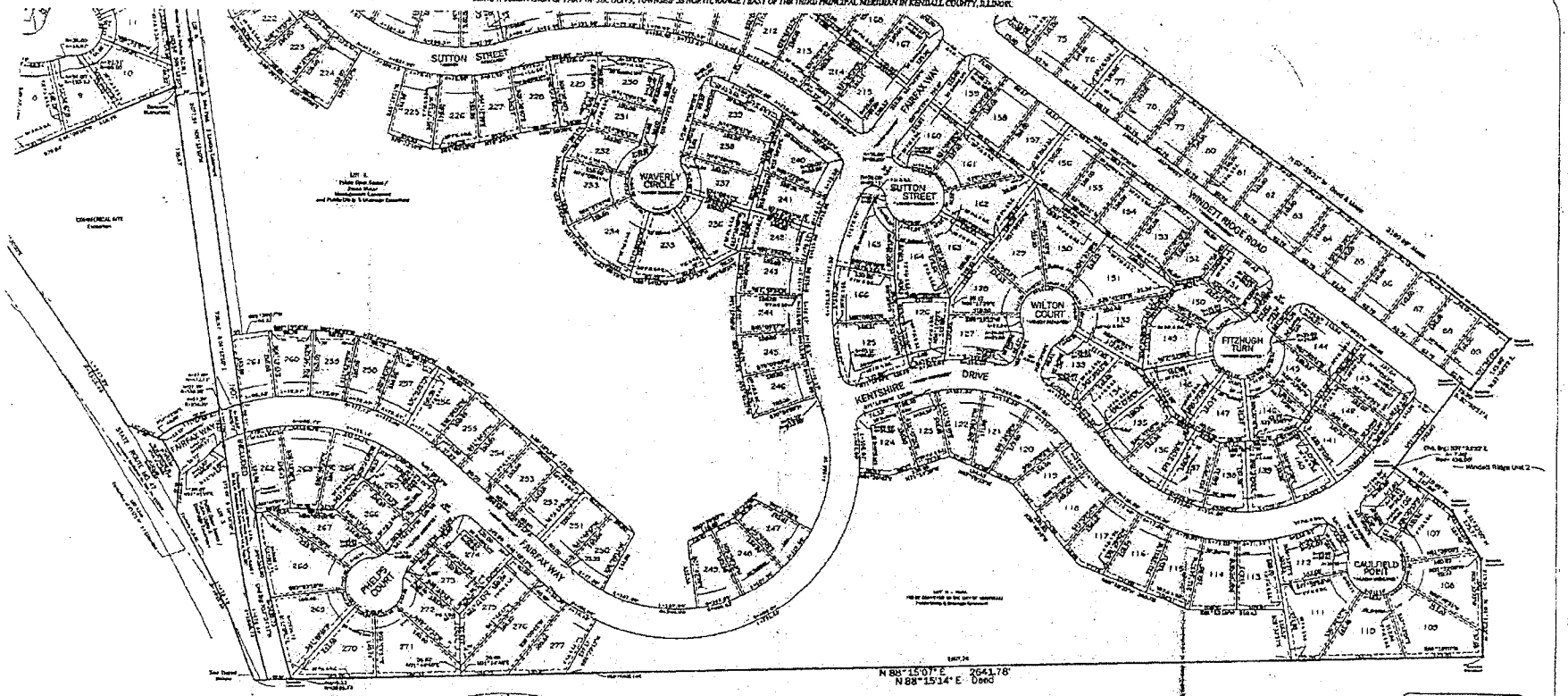
SIEBERT ENGINEERS, INC.

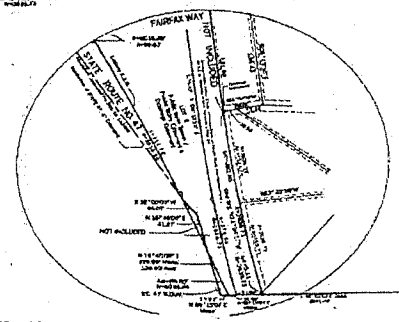
WISEMAN - HUGHES
975 East 22nd Street
Wheaton, Illinois 60187
WINDETT RIDGE SUBDIVISION UNIT 1

Drawn	HHG	Number	F
Date	12-2-2002	Sheet	2 of 4
Scale	1" = 100'		

FINAL PLAT OF WINDETT RIDGE SUBDIVISION UNIT 1

BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KENDALL COUNTY, ILLINOIS.





CAD File	6105new
Start Date	12-2-02
Drawn by	RW/dag
Designed by	RW
Checked	TEH
Approved	TEH
Change	6105

No.	Revision/Issue	Date
A	Issued for Review	02-14-03
B	Revised per Planning Council Review	05-30-03
C	Revised per review	07-01-03
D	Revised Unit 1 & 2	07-21-03
E	Revised per City Review	08-21-03
F	Revised per City Review	10-01-03

Legend

1" = 100'

SIEBERT ENGINEERS, INC.

WISEMAN - HUGHES

875 East 22nd Street
Wheaton, Illinois 60187

WINDETT RIDGE SUBDIVISION UNIT 1

Project	6105
Issue	F
Date	12-4-2003
Scale	1" = 100'
Sheet	3 of 4

PIN : 05-05-176-005

FINAL PLAT OF
WINDETT RIDGE SUBDIVISION UNIT 1

BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KENDALL COUNTY, ILLINOIS.

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPage) ss

THIS IS TO CERTIFY that [illegible], Hughes Enterprises, an Illinois corporation, is the fee simple owner of the property described in the accompanying surveyor's plat, and has caused this same to be surveyed, platted, and subdivided as shown hereon for the uses and purposes therein set forth, all as duly authorized by the corporation by statute, and does hereby acknowledge and adopt the same under the style and title of the aforesaid plat.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE UNDER SIGNED, ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, PUBLIC WAYS, PUBLIC SERVICES, AND WATER, ALSO RESERVING FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDERGROUND RIGHTS-OF-WAY AS MAY BE AGREED UPON WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENTS PROVIDED HEREON ARE DEDICATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT Lombard, ILLINOIS, THIS 28th DAY OF October, 2003.

Hughes Enterprises, Inc.
Company
119 E. Park Terrace, Lombard, IL 60148
Address
By: [signature] President

NOTARY CERTIFICATE

STATE OF Illinois)
COUNTY OF DuPage) ss

I, Dyani Dahlin, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT James P. Hughes, AND Linda Kalajzich, RESPECTIVELY APPEARED TO ME TO BE THE SAME PRESIDENT AND SECRETARY OF Hughes Enterprises, Inc. AN ILLINOIS CORPORATION, BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 28th DAY OF October, 2003.

Dyani Dahlin
NOTARY PUBLIC

OFFICIAL SEAL
Dyani Dahlin
Notary Public, State of Illinois
My Commission Expires 1/4/06

CONSENT OF MORTGAGEE

STATE OF ILLINOIS)
COUNTY OF DuPage) ss

LaSalle Bank, A CORPORATION OF THE STATE OF ILLINOIS, AS MORTGAGEE OF THE PROPERTY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S PLAT, AND HEREIN AS SHOWN HEREON, DOES HEREBY CONSENT TO AND APPROVES SAID SURVEYOR'S PLAT AND AGREES THAT ITS MORTGAGE SHALL BE SUBJECT TO THE DEDICATIONS AS SHOWN HEREON.

DATED THIS 24th DAY OF October, A.D. 2003.

BY: [signature] ATTEST: [signature]
TITLE: AVP SVP TITLE: Vice President

NOTARY CERTIFICATE

STATE OF Illinois)
COUNTY OF DuPage) ss

I, Dyani Dahlin, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Bruce Kaiser AND Donald Peterson, RESPECTIVELY APPEARED TO ME TO BE THE SAME [illegible] OF LaSalle Bank, AFORESAID AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 28th DAY OF October, 2003.

Dyani Dahlin
NOTARY PUBLIC

OFFICIAL SEAL
Dyani Dahlin
Notary Public, State of Illinois
My Commission Expires 1/4/06

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) ss

THIS IS TO CERTIFY THAT (A) I, A DULY REGISTERED PROFESSIONAL ENGINEER IN SITUATIONS WITH THIS PLAT OF SUBDIVISION HAVE BEEN APPOINTED BY THE CITY ATTORNEY, AND WERE PRESENT [illegible] DAY OF [illegible], 2003 AT YORKVILLE, ILLINOIS, THIS 28th DAY OF October, 2003.

By: [signature]
CITY ENGINEER

CITY PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) ss

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS 28th DAY OF August, 2003.

[signature]
CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) ss

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS 9th DAY OF September, 2003.

[signature]
MAYOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) ss

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS 9th DAY OF September, 2003.

[signature]
CITY CLERK

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) ss

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS 10th DAY OF February, 2004.

[signature]
CITY ADMINISTRATOR

PUBLIC UTILITY AND DRAINAGE EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR, COMED, ALLIANCE INTERCABLE, KENDALL PUBLIC UTILITIES, AND ANY OTHER PUBLIC UTILITY OR CABLE TV COMPANY, THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, THE "PUBLIC UTILITY EASEMENT" AND SHOWN ON THIS PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FOR ALL NECESSARY APPURTENANCES THERETO FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND LIGHT, GAS, TELEPHONE AND COMMUNICATIONS, INCLUDING WITHOUT LIMITATION TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TV, AND ANY AND ALL NECESSARY EQUIPMENT AND FACILITIES APPURTENANT THERETO, IN, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", "P.U.E." OR SIMILAR DESIGNATION, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND GRANTING AREA OR AREAS, AS MAY BE REQUIRED FOR SUBSEQUENT SERVICE AND MAINTENANCE, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS, SHRUBS AND TO CLEAN OBSTRUCTIONS FROM SAID SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. PERMITTED OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE BOUNDS OR NOTING LINES OF SAID EASEMENTS, EXCEPT AS PROVIDED HEREIN. "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." OR SIMILAR DESIGNATION, WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, SHALL BE CONSTRUCTED ON ANY PART OF SAID FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF THE REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS, WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH USE AND ENJOYMENT MAY BE OTHERWISE GRANTED OR LIMITED IN THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON AREA", "COMMON LOTS" AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURROUNDED WITH WITHIN IT, EVEN THOUGH SUCH PROPERTY MAY NOT ENCLOSED AREA, PROPERTY IMMEDIATELY OCCUPIED BY A BUILDING, APPROACHES, DISTRICT OR STRUCTURE SUCH AS A POOL, RETENTION POND OR ENCHANCED DEVELOPMENT.

THE DEDICATION OF FACILITIES SHALL BE DONE BY GRANTEES AT COST OF THE GRANTOR, OR OWNER, UPON WRITTEN REQUEST.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS LABELED AS STORMWATER MANAGEMENT EASEMENTS (SWME) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, INSPECT, MAINTAIN AND OPERATE STORMWATER MANAGEMENT FACILITIES AND FOR ALL NECESSARY APPURTENANCES THERETO, INCLUDING, BUT NOT LIMITED TO, STORM SEWERS, MANHOLES, CATCH BASINS, INLET GRATES, TOP OF BANK, AND ASSOCIATED CABLES, CONNECTIONS, KNOCK-OUTS, FLARE END SECTIONS AND STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY AND CITY, OVER, UPON, ALONG, UNDER AND THROUGH THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES ON THE PLAT AND MARKED "STORMWATER MANAGEMENT EASEMENT", "SWME" OR SIMILAR DESIGNATION, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE AFOREMENTIONED. THE RIGHT IS ALSO GRANTED TO CUT, TRIM OR REMOVE ANY TREES, BUSHES OR ROOTS WHICH MAY FROM TIME TO TIME BE REQUIRED FOR THE PROPER MAINTENANCE OF THE EASEMENT, SUBJECT TO THE APPROVAL OF THE OWNERS. NO STRUCTURES OF ANY KIND SHALL BE PLACED ON OR OVER THE EASEMENT AREA, WHICH MAY HINDER THE PROPER OPERATION OF THE STORMWATER MANAGEMENT FACILITIES. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN APPROVAL OF THE CITY ENGINEER. BUT NOT LIMITED TO, LOSS FROM FLOODING THAT MAY RESULT FROM WATERS RISING TO OR ABOVE THE ELEVATION OF THE TOP OF BANK OF A BASIN.

THE OWNERS OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND IMPROVEMENTS AS THEY EXIST ON THE PROPERTY UNLESS THEY ARE ACCEPTED BY THE CITY ENGINEER OR THE APPROPRIATE AGENCY AS WITHIN THE RESPONSIBILITY OF THE CITY ENGINEER OR THE APPROPRIATE AGENCY.

PEDESTRIAN AND BIKE TRAIL EASEMENT PROVISIONS

THE UNITED CITY OF YORKVILLE, ITS SUCCESSORS AND ASSIGNS, AND HEREBY GRANTED AN EASEMENT HEREIN SHOWN AS "PEDESTRIAN EASEMENT" OR "BIKE TRAIL EASEMENT" OR SIMILAR DESIGNATION, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, MAINTAINING AND TRIMMING SUCH TRAILS AND ANY NECESSARY APPURTENANCES THERETO. THE RIGHT IS ALSO GRANTED TO CUT, TRIM OR REMOVE ANY TREES, BUSHES OR ROOTS WHICH MAY FROM TIME TO TIME BE REQUIRED FOR THE PROPER MAINTENANCE OF THE TRAILS. THE GRANTEE SHALL RESTORE ANY DISTURBED AREAS TO THEIR ORIGINAL CONDITION AFTER ANY WORK IS PERFORMED. THE GRANTEE SHALL NOTIFY THE OWNERS OF THE PROPERTY AT LEAST 48 HOURS PRIOR TO ENTERING UPON SAID EASEMENTS, EXCEPT IN CASES OF EMERGENCY. NO STRUCTURES OF ANY KIND SHALL BE PLACED ON OR OVER SAID EASEMENTS THAT INTERFERE WITH THE RIGHTS HEREIN GRANTED.

TOTAL
Area Lots 20.094 Acres
3,925,603 Sq. Ft.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) ss

I, [illegible] COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE FOLLOWING NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS PLAT HEREIN SHOWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN SHOWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS, THIS 13th DAY OF February, 2004.

[signature]
COUNTY CLERK

Wanda Hankins Deputy Clerk

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) ss

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, AFORESAID ON THE 12th DAY OF March, 2004 AT 10:47 O'CLOCK A.M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

DATED this 12th DAY OF March, 2004.

[signature]
KENDALL COUNTY RECORDER

[signature] Deputy

IDOT CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 3 OF THE ACT TO REVISE THE LAW IN RELATION TO PLATS, AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE APPROVED BY THE DEPARTMENT.

[signature]
DISTRICT ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) ss

THIS IS TO CERTIFY THAT I, THOMAS E. HAGEMEIER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND REGISTERED ENGINEER OF THE INCORPORATED VILLAGE OF [illegible] HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

[illegible]

I FURTHER CERTIFY THAT NO PART OF THE ABOVE SUBDIVISION PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP FOR COMMUNITY PANEL NO. 170 508 0001 B, DATED SEPTEMBER 15, 1982, AS THE PROPERTY IS LOCATED IN ZONE C AREA OF MINIMAL FLOODING.

I FURTHER CERTIFY THAT I HAVE FULLY AND COMPLETELY SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE DESCRIBED PROPERTY AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A MILE OF ANY AIRPORT OR LANDING FIELD RUNWAY OWNED BY THE PUBLIC, AS OF THE DATE OF THIS SURVEY AS PROVIDED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON LIES WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS ENFORCING THE SPECIAL RULES ADOPTED BY THE PLAT ACT ILLINOIS REVISED STATUTES 1971, CHAPTER 109 AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT Lombard, ILLINOIS, THIS 10th DAY OF February, 2004.

[signature]

THOMAS E. HAGEMEIER
PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES: NOVEMBER 30, 2004
SIEBERT ENGINEERS INC. ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-001334

CAD File	E:\DS\base
Start Date	1-2-02
Drawn by	RWJ/dd
Designed by	RWJ
Checked	TCH
Approved	TCH
Change	ROW,

No.	Revision/Issue	Date
B	Revised per Planning Council Review	06-20-03
C	Revised per review	07-03-03
D	Revised Unit 1 & 2	07-21-03
E	Revised Per Review	08-21-03
F	Revised Per Yorkville Review	10-01-03
G	Revised to add Certificate & to change Owners to City	10-17-03

Recorded By:
SIEBERT ENGINEERS, INC.
261 Eisenhower Lane South
Lombard, Illinois. 60148
630 268-0020

Mailed Back To:
SIEBERT ENGINEERS, INC.
261 Eisenhower Lane South
Lombard, Illinois. 60148
630 268-0020

SIEBERT ENGINEERS, INC.

WISEMAN - HUGHES
975 East 22nd Street
Lombard, Illinois 60148
WINDETT RIDGE SUBDIVISON
UNIT 1

Project	1193	Number	G
Date	12-6-2002	Sheet	4 of 4
Scale	1" = 100'		

Engineering Enterprises, Inc.

October 22, 2018

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

Re: Windett Ridge Subdivision – Punch List
United City of Yorkville
Kendall County, Illinois

Krysti:

Representatives of Engineering Enterprises, Inc. (EEI) performed a punch list inspection for the status of the one-year maintenance period for the above referenced project. As of the end of day on October 19th, the following punch list items remain:

General

1. The south detention basin should be continued to be maintained per the 2017 Report.

2. The limestone path should be maintained until the end of the maintenance period.

Water

3. The b-box at 601 Windett Ridge Road should be raised to grade and the area restored.

Roadway

4. Sections of Fairfax Way and Phelps Court have not been crack sealed.

5. The street light at Caulfield Point Island has minor cracks at the base and should be replaced.

6. The following street lights needs to be backfilled and restored with seed, fertilizer and hydro mulch:

    a. Lot 261 (2691 Fairfax Way)
    b. Lot 257 (2655 Fairfax Way)
    c. Phelps Court Island
    d. Lot 254 (2633 Fairfax Way)
    e. Lot 250 (2601 Fairfax Way)
    f. Fairfax Way Common Area (Between 2551 and 2475 Fairfax Way)
    g. Lot 243 (2447 Fairfax Way)
    h. Lot 240 (2401 Fairfax Way)

7. The following addresses had sidewalk removal and replacement and should to be backfilled along the sidewalk and parkway and restored with seed, fertilizer and hydro mulch:

   a. 2563 Fairfax Way
   b. 2551 Fairfax Way
   c. 2712 Phelps Court
   d. 2711 Phelps Court
   e. 642 Kentshire Drive
   f. 681 Windett Ridge Road
   g. 632 Windett Ridge Road
   h. 631 Windett Ridge Road
   i. 601 Windett Ridge Road
   j. 591 Windett Ridge Road

Landscape / Shared Use Paths

8. The following lots have trees that have been removed, dying or diseased and should be replaced per the landscape plan:

   a. Lot 125 (2472 Fairfax Way)
   b. Lot 132 (2456 Wilton Court)

9. Trees located in the common area/storm basin between lots 247 and 248 along Fairfax Way (adjacent from the park) should be planted per the landscape plan.

10. Trees and shrubs should be planted at the main entrance monument at Fairfax Way per the landscape plan.

11. Common area located between Lots 250 and 249 has not been properly maintained. The entire lot should be graded and seeded.

12. Lot S, just south of the Fairfax Way entrance, has not been properly maintained. All vegetation that is not per plan should be removed and the grading of the lot be confirmed.

13. There are several trees near the north ponds that have died or have been removed and should be planted/replaced per the landscape plan.

14. There are several sections of the asphalt path that are damaged and need to be patched.

15. All unnecessary construction debris needs to be removed.

Lot H - Park

16. The grassed area that was disturbed during the storm sewer construction should be restored to their original shape and condition.

17. The grassed area along the southern portion of the park should be seeded, including finish grade preparation of seedbed, fertilizer and straw blanketed.

18. The entire site should be fertilized and have broadleaf control performed.

19. All bare spots should be overseeded.

The one-year maintenance period was set to expire on October 24th of this year. The work as noted above is not complete. The developer should provide us with a schedule to complete the remaining work.

If you have any questions or if you require additional information, please call.

Very truly yours,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Vice President

BPS/nls

pc: Mr. Bart Olson, City Administrator (via e-mail)
Ms. Erin Willrett, Assistant City Administrator (via e-mail)
Mr. Eric Dhuse, Director of Public Works (via e-mail)
Mr. Tim Evans, Director Parks & Recreation (via e-mail)
Ms. Lisa Pickering, Deputy Clerk (via e-mail)
Ms. Kathleen Field Orr, City Attorney (via e-mail)
Mr. Gregory Neumann, Lennar (via e-mail)
Mr. Al Eriksson, Lennar (via e-mail)
Ms. Kelly Gardner, Lexon Insurance Company
JAM, NLS EEI (via e-mail)

Bond #1155514

SUBDIVISION MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That CalAtlantic Homes
as **Principal**, hereinafter called Contractor

and Lexon Insurance Company
as **Surety**, hereinafter called Surety,
are held and firmly bound unto the United City of Yorkville, an Illinois municipal corporation, 800 Game Farm Road, Yorkville, Illinois, 60560, as **Obligee**, hereinafter called City, in the penal sum of Sixty Six Thousand Four Hundred * ($ 66,478.00), for payment whereof Contractor and Surety bind themselves, and their respective heirs, executors, administrators, successors and assigns, jointly and severally, by this obligation.

WHEREAS, the Contractor has constructed certain public improvements for lots within a subdivision commonly known as Windett Ridge and as more particularly described and designated on the plat of said property, said plat being incorporated herein and made a part hereof by reference thereto; and,

WHEREAS, the aforementioned public improvements were made pursuant to certain plans and specifications on file with the City and the City's Subdivision Control Ordinance, both made a part hereof by reference thereto; and,

WHEREAS, the Contractor has requested the City accept the public improvements pursuant to Section 11-5-2 of the City's Subdivision Control Ordinance that requires in Section 11-5-3 the Contractor to post with the City this bond in the amount of ten percent of the improvements to guarantee the maintenance and performance of the improvements to properly function as designed and to remain free of defects in material, workmanship and installation for a period of one year from the date of approval by the City accepting the improvements.

NOW, THEREFORE, the condition of this obligation is such that, if the Principal shall perform the obligations in accordance with the ordinances, standards and requirements of the City and shall fully indemnify and save harmless the City from all cost and damage which the City may suffer by reason of failure on the Principal's part, not to exceed the penal sum of this bond, then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED the City shall notify the Principal in writing of any defect for which the Principal is responsible and shall specify in said notice a period of time in which Principal shall have to correct said defect.

The Surety unconditionally covenants and agrees that if the Principal fails to correct said defects, within the time specified, the Surety, upon 30 days certified mail notice to the address above

*Seventy Eight and No/100 Dollars

from the City of the defect will correct such defect or defects and pay all City expenditures and obligations thereof, including, but not limited to construction costs and consultant fees.

Should the Surety fail or refuse to correct the defects, the City in consideration of the public health, welfare and safety and in approving and accepting said improvements shall have the right to resort to any and all legal remedies against the Principal and Surety, both at law and in equity, including specifically repair or replacement of said improvements to which the Principal and surety unconditionally agree.

The City, at its option, shall have the right to correct said defects resulting from faulty materials or workmanship, or, pursuant to bidding cause to be corrected any said defects in case the Principal shall fail or refuse to do so, and in the event the City should exercise and give effect to such right, the Principal and Surety shall be jointly and severally bound hereunder to reimburse the City the total cost thereof, including, but not limited to, engineering, legal and contingent cost, together with any damages which may be sustained on account of the failure of the Principal to correct said defects.

The City shall have no obligation to actually incur any cost or correct any deficient performance of the Principal in order to be entitled to receive the proceeds of this bond for any defect.

IN WITNESS WHEREOF, the Principal and Surety have executed this bond this 15th day of December, 2017.

Principal
CalAtlantic Homes
By: _____ Title V.P.

Surety:
Lexon Insurance Company
By: _____
Kelly A. Gardner, Attorney-in-fact

Attach standard form showing Attorney-in-fact authorization

POWER OF ATTORNEY

LX- 309165

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **LEXON INSURANCE COMPANY**, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint James I Moore, Bonnie Kruse, Stephen T. Kazmer, Dawn L. Morgan, Kelly A. Gardner. Elaine Marcus, Jennifer J. McComb, Melissa Schmidt, Tariese M. Pisciotto, Diane Rubright, Tiffany Cunniff its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **LEXON INSURANCE COMPANY** on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed $8,000,000 Eight Million dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **LEXON INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 5th day of August, 2015.

LEXON INSURANCE COMPANY

BY _____
David E. Campbell
President

ACKNOWLEDGEMENT

On this 5th day of August, 2015, before me, personally came David E. Campbell to me known, who be duly sworn, did depose and say that he is the President of **LEXON INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

AMY TAYLOR
Notary Public- State of Tennessee
Davidson County
My Commission Expires 07-08-19

BY _____
Amy Taylor
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **LEXON INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 15th Day of December, 2017.

BY _____
Andrew Smith
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

State of Illinois }
} ss.
County of DuPage }

On December 15, 2017, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Kelly A. Gardner known to me to be Attorney-in-Fact of Lexon Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires 6/26/18

Tariese M. Pisciotto, Notary Public

"OFFICIAL SEAL"
TARIESE M PISCIOTTO
Notary Public, State of Illinois
My Commission Expires 06/26/2018

FOURTH AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AND CALATLANTIC GROUP, INC., A DELAWARE CORPORATION

(Windett Ridge Subdivision)

This Fourth Amendment (the "*Fourth Amendment")* to that certain Planned Unit Development Agreement (*"Planned Unit Development Agreement"*) by and among the United City of Yorkville, Kendall County, Illinois (the "*City")* and Michael Wheeler, Robert E. Davidson, Jr., and George Engel (the "*Owners"),* dated June 8, 2000, as amended November 26, 2002 (the "*First Amendment"),* as amended August 27, 2013 (the "*Second Amendment"),* and as further amended October 10, 2017 (the "*Third Amendment*"), by and between the City and CalAtlantic Group, Inc., a Delaware corporation, successor by merger to The Ryland Group, Inc. ("*CalAtlantic"*) and successor-in-interest to the Owners, is entered into this ___ day of _____, 2018 ("*Effective Date"*). The City and CalAtlantic are hereinafter sometimes individually referred to as a *"Party"* and collectively as the *"Parties"*.

W I T N E S S E T H :

WHEREAS, the Owners entered into the Planned Unit Development Agreement in 2000 with the City whereby the Owners agreed to develop real property consisting of approximately 163.522 acres, primarily for residential use with a portion designated for commercial use all as consistent with the City Zoning Ordinance (formerly known as the Coach Road Hills Subdivision and now known as the "*Windett Ridge Subdivision");* and,

WHEREAS, in 2002, the Planned Unit Development Agreement was amended to change the approved zoning for townhomes to zoning for single-family residences, to amend the area designated for commercial use and such other matters deemed necessary to proceed with the development of the Windett Ridge Subdivision; and,

WHEREAS, a portion of the approximately 163.522 acres was developed and 106 single

family residences were constructed, however, development was discontinued and ownership of the undeveloped portion of the Windett Ridge Subdivision was foreclosed upon by the financing entity and thereafter made available for purchase; and,

WHEREAS, Ryland Homes purchased that portion of the Windett Ridge Subdivision, which is zoned for residential purposes, (approximately 130 acres) legally described on *Exhibit A,* attached hereto and made a part hereof, now owned by CalAtlantic (the "*Subject Property")* and proceeded with the development of the Subject Property in accordance with the approved zoning and all commitments undertaken by the Owners pursuant to the Planned Unit Development Agreement as amended in 2002 and certain other terms and conditions as set forth in the Second Amendment; and,

WHEREAS, as provided in the Second Amendment, CalAtlantic was granted certain limitations on certain fees as hereinafter itemized to be paid to the City in connection with the development of the Windett Ridge Subdivision until December 31, 2020; and,

WHEREAS, CalAtlantic has advised the City that, because the sanitary sewer lift station referred to in the Second Amendment (*"Lift Station"*), has yet to be constructed, additional time is required to complete the Windett Ridge Subdivision and therefore requests an extension of time for an additional three (3) years on the time for completion of the Lift Station and the public improvements CalAtlantic is to construct in Unit 2 of the Windett Ridge Subdivision; and,

WHEREAS, the City is prepared to grant the extensions of time CalAtlantic has requested, but only pursuant to the terms and conditions as set forth in this Fourth Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Parties agree as follows:

Section 1. Incorporation of Recitals. The foregoing recitals are hereby incorporated into this Fourth Amendment as if fully restated in this Section 1.

Section 2. Fees Payable.

(a) As set forth in the Second Amendment and on *Exhibit B* attached hereto and made a part hereof, CalAtlantic shall pay the following fees for each dwelling unit it seeks to construct within the Windett Ridge Subdivision, provided it submits an application for building permit to the City for such dwelling unit on or before December 31, 2020:

1. $1,400.00 per house for the Yorkville Bristol Sanitary District fee, and due upon issuance of a building permit for such house;

2. $650.00 plus $0.20 per square foot for the Building Permit Fee, due upon issuance of a building permit for such house;

3. $800.00 per house for the water connection fee due upon issuance of a building permit for such house;

4. $25.00 per house for a water and sewer inspection fee, due upon issuance of a building permit for such house;

5. $35.00 per house for public walks/driveway inspection fee, due upon issuance of a building permit for such house;

6. $1,050.00 for the City's Development Fees, due upon issuance of a building permit for such house; and

7. $3,000.00 per house for the School Transition Fee, due upon issuance of a building permit for such house, as the total number of dwelling units constructed to date in the Windett Ridge Subdivision exceeds the 140 number specified in the Second Amendment).

CalAtlantic shall have the right to prepay the above fees at the rates and in the amounts specified above for dwelling units it intends to construct at the Windett Ridge Subdivision, even if CalAtlantic does not then intend to submit an application for building permit to the City for any one or more of such dwelling units, provided CalAtlantic submits such prepayment to the City on or prior to December 31, 2020.

(b) The City acknowledges that, prior to the Effective Date of this Fourth

Amendment: (i) a previously required Weather Warning Siren fee in the amount of $12,264.15 was paid to the City; and (ii) City Sanitary Sewer Improvement Fees in the amount of $1,800.00 per unit have been paid to the City for all dwelling units to be constructed in the Windett Ridge Subdivision and, therefore, no additional City Sanitary Sewer Improvement Fees shall be due the City as CalAtlantic proceeds to complete the construction of dwelling units in the Windett Ridge Subdivision.

(c) Commencing January 1, 2021, CalAtlantic shall pay to the City all fees then in effect upon application of a building permit to construct a dwelling unit within the Windett Ridge Subdivision.

Section 3. Extensions of Time.

(a) CalAtlantic has requested, and the City hereby grants to CalAtlantic, an extension of time until December 31, 2023, to complete the construction of the public improvements that are to be constructed in Unit 2 of the Windett Ridge Subdivision.

(b) CalAtlantic has requested, and the City hereby grants to CalAtlantic, an extension of time until December 31, 2023, of the timeframe set forth in Section 4(B)(2) of the Second Amendment concerning applicable City zoning and building codes.

Section 4. Water Meter Cost. CalAtlantic hereby acknowledges that the Water Meter Cost may be increased by the City on a generally applicable basis at any time prior to December 31, 2023, if the cost to the City for water meters and installation increases.

Section 5. Payment of Park Contribution. CalAtlantic agrees, not later than ten (10) days after the execution of this Fourth Amendment by the City, to pay to the City ten thousand dollars ($10,000.00) for the improvement of a park in Unit 1 of the Windett Ridge Subdivision, which improvement the City agrees to undertake within one year of the Effective Date of this Fourth Amendment.

Section 6. Procedure for Declaring Defaults/No Outstanding Defaults.

(a) In the event CalAtlantic defaults in its performance of its obligations set forth in this Fourth Amendment or any prior agreements pertaining to the Windett Ridge Subdivision, the City shall give written notice to CalAtlantic of such items in default and, unless evidence is given to the City that the default will be cured in a timely manner, all benefits and agreements to prohibit the increased in the fees as listed in Sections 2 and 3 shall be immediately canceled.

(b) The City hereby confirms that, subject to the provisions of this Fourth Amendment, all Developer obligations under the Planned Unit Development Agreement, as amended by the First Amendment, the Second Amendment and the Third Amendment, which were required to have been satisfied prior to the Effective Date of this Fourth Amendment have been satisfied in full and that there are no outstanding defaults under the Planned Unit Development, as amended by the First Amendment, the Second Amendment and the Third Amendment, as of the Effective Date of this Fourth Amendment.

Section 7. No Recapture Obligations/Construction of Lift Station. The City confirms that there are no outstanding utility or roadway recapture obligations that CalAtlantic will be required to satisfy in connection with its completion of the Windett Ridge Subdivision. CalAtlantic acknowledges, however, that if CalAtlantic elects not to construct the Lift Station because other parties proceed to construct a lift station on property to the south of the Windett Ridge Subdivision (the *"Other Lift Station"*), which Other Lift Station makes it possible to provide sanitary sewer service to Unit 2 in the Windett Ridge Subdivision, CalAtlantic could be obligated to pay its *pro rata* share of the costs of constructing said Other Lift Station if and when it connects the sanitary sewer mains it constructs in Unit 2 to said Other Lift Station. CalAtlantic shall give notice to the City by December 31, 2023, as to whether it intends to construct the Lift Station in the Windett Ridge Subdivision or wait until the Other Lift Station is constructed by

other parties.

Section 8. Earthwork Improvements. CalAtlantic shall have the right to complete soil stockpile removals and subsequent grading and stabilization practices within Unit 2 of the Windett Ridge Subdivision provided CalAtlantic establishes appropriate soil erosion and sedimentation control measures. CalAtlantic shall be required to post the improvement security with the City in connection with the performance of such work.

Section 9. No Further Obligations Relating to Donations or the Construction of Off-Site Utility or Roadway Improvements. The City confirms that, subject to and except as provided in this Fourth Amendment, all obligations to donate lands or pay fees in lieu of the donation of lands relating to the Windett Ridge Subdivision have been satisfied in full. The City further confirms that all obligations to construct or pay for the construction of off-site utility and roadway improvements under the Planned Unit Development Agreement have been satisfied and that CalAtlantic shall not be required to construct or pay for, directly or indirectly, any other off-site improvements in connection with or as a result of its completion of the Windett Ridge Subdivision.

Section 10. Miscellaneous.

A. If any section, subsection, term or provision of this Fourth Amendment or the application thereof to either Party or any circumstance shall, to any extent, be held invalid or unenforceable, the remainder of said section, subsection, term or provision and the application of the same to the Parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

B. All notices, demands, requests, consents, approvals or other instruments required or permitted by the Planned Unit Development Agreement, as amended by the First Amendment, the Second Amendment, the Third Amendment and this Fourth Amendment, shall

be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the CalAtlantic:	÷	CalAtlantic Group, Inc. 1141 East Main Street, Suite 108 East Dundee, Illinois 60118 Attn: Christopher Gillen, Vice President
With a copy to:	÷	Meltzer Purtill & Stelle LLC 1515 East Woodfield Road, Suite 250 Schaumburg, Illinois 60173 Attn: Harold W. Francke and Ellen Joyce
To the City	:	United City of Yorkville 800 Game Farm Road Yorkville, Illinois 60560
With a copy to	:	Kathleen Field Orr, City Attorney Kathleen Field Orr & Associates 53 West Jackson Blvd., Suite 964 Chicago, Illinois 60604

C. This Fourth Amendment shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

D. This Fourth Amendment may not be assigned by CalAtlantic without the prior written consent of the City.

E. Time is of the essence of this Fourth Amendment and all documents, agreements and covenants contained herein shall be performed in a timely manner by the Parties.

F. This Fourth Amendment may be signed in counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument.

G. Any conflicts between the provisions of the Planned Unit Development, the First Amendment, the Second Amendment, or the Third Amendment, on the one hand, and the provisions of this Fourth Amendment, on the other hand, shall be resolved in favor of the latter.

Subject to the foregoing, the provisions of the Planned Unit Development, as amended by the First Amendment, the Second Amendment and the Third Amendment, remain in full force and effect and be applicable to to the extent any provision is not in conflict with this fourth amendment.

IN WITNESS WHEREOF, the Parties have caused this Fourth Amendment to be executed by their duly authorized officers as of the date set forth below their respective signatures, to be effective as of the Effective Date.

United City of Yorkville, an Illinois
Municipal Corporation

By: _____
Mayor

Date: _____

Attest:

_____
City Clerk

State of Illinois)
)
County of Kendall)

The foregoing instrument was acknowledged before me by _____, Mayor, and_____, City Clerk, of the United City of Yorkville, an Illinois municipal corporation, this _____ day of _____, 201_.

_____
Notary Public

CalAtlantic Group, Inc., a Delaware corporation
successor by merger to the Ryland Group, Inc.

By: _____
Christopher Gillen, a Vice President

Date: _____

State of Illinois)
)
County of _____)

The foregoing instrument was acknowledged before me by Christopher Gillen, a Vice President of CalAtlantic Group, Inc., a Delaware corporation, successor by merger to the Ryland Group, Inc., this _____ day of _____, 201_.

_____
Notary Public

EXHIBIT A – LEGAL DESCRIPTION

EXHIBIT A: LEGAL DESCRIPTION

PARCEL 2:

THAT PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 9; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHWEST ¼, 569.20 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 1062.70 FEET TO THE SOUTHERNMOST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED FROM EDNA HALBESMA TO HANNAH GEIGER RECORDED IN BOOK 115 AT PAGE 241 ON DECEMBER 27, 1957; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 323.02 FEET; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 484.85 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF LEGION ROAD; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE AND SAID CENTER LINE EXTENDED, 1925.22 FEET; THENCE SOUTH 16 DEGREES 45 MINUTES 00 SECONDS EAST, 126.93 FEET TO THE LINE OF A FENCE EXTENDED FROM THE EAST; THENCE NORTH 88 DEGREES 15 MINUTES 14 SECONDS EAST ALONG SAID FENCE LINE AND ITS EXTENSION, 2723.16 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 219.34 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.77 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 157.59 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 438.00 FEET AND A CHORD BEARING OF NORTH 37 DEGREES 33 MINUTES 32 SECONDS EAST, AND ARC DISTANCE OF 7.40 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 232.50 FEET; THENCE SOUTH 52 DEGREES 55 MINUTES 31 SECONDS EAST, A DISTANCE OF 25.99 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 145.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM AS SHOWN IN A PLAT RECORDED IN PLAT BOOK 5 ON PAGE 16 (NOW 'SLOT 303'); THENCE SOUTH 52 DEGREES 55 MINUTES 30 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM, 421.96 FEET TO A LIMESTONE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID OAK HILL FARM BEING ALSO ON THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 02 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE, 445.77 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 WHICH IS 1533.84 FEET, AS MEASURED ALONG SAID EAST LINE NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼; THENCE SOUTH 88 DEGREES 15 MINUTES 14 SECONDS WEST, A DISTANCE OF 392.05 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

WINDETT RIDGE
UNITS 1 & 2

11/20/2018

FEES PER UNIT

FEE LOCK EXPIRATION DECEMBER 31, 2020 (ORD. 2013-51)

A paid receipt from the School District Office, 602-A Center Parkway
Yorkville, must be presented to the City prior to issuance of permit

~~Permits 1-140 (1st 140 permits) are to be $1,500~~ (see note "a" below)
Permits 141-280 (2nd 140 permits) are to be $3,000 $3,000

Separate Yorkville-Bristol Sanitary District fee - made payable to Y.B.S.D. $1,400

United City of Yorkville Fees

1. Building Permit
   Cost $650 plus $0.20 per square foot $650 + $0.20(SF)

2. Water Connection Fees $800

3. Water Meter Cost $550

4. City Sewer Connection Fees $0

5. Water and Sewer Inspection Fee $25

6. Public Walks/Driveway Inspection Fee $35

7. Development Fees

Public Works	$450	
Police	$150	
Library	$150	
Bristol-Kendall Fire	$300	
Development Fees Total	$1,050	$1,050

8. Land-Cash Fees

	Attached Units	
Park	$0	
~~School~~ (see note "b" below)	~~$2,689.02~~	
~~Land-Cash Fees Total~~	~~$2,689.02~~	~~$2,689.02~~

Notes
a. $1,500 for permits #1-34 issued after 8/27/13 has been satisfied.
b. Land-Cash has been satisfied per 'Townes at Windett Reserve Agreement'

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2018-14

NOTICE IS HEREWITH GIVEN THAT Al Eriksson, on behalf of CalAtlantic Group, Inc., petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a fourth (4^{th}) amendment to the Windett Ridge Planned Unit Development Agreement to allow for the extension of an additional three (3) years to complete the construction of a lift station and public improvements in Unit 2 of the Windett Ridge subdivision until December 31, 2023. The real property is generally located south of IL Route 71 and immediately east of IL Route 47 in Yorkville, Illinois.

The legal description is as follows:

THAT PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 9; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHWEST ¼, 569.20 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 1062.70 FEET TO THE SOUTHERNMOST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED FROM EDNA HALBESMA TO HANNAH GEIGER RECORDED IN BOOK 115 AT PAGE 241 ON DECEMBER 27, 1957; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 323.02 FEET; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 484.85 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF LEGION ROAD; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE AND SAID CENTER LINE EXTENDED, 1925.22 FEET; THENCE SOUTH 16 DEGREES 45 MINUTES 00 SECONDS EAST, 126.93 FEET TO THE LINE OF A FENCE EXTENDED FROM THE EAST; THENCE NORTH 88 DEGREES 15 MINUTES 14 SECONDS EAST ALONG SAID FENCE LINE AND ITS EXTENSION, 2723.16 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 219.34 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.77 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 157.59 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 438.00 FEET AND A CHORD BEARING OF NORTH 37 DEGREES 33 MINUTES 32 SECONDS EAST, AND ARC DISTANCE OF 7.40 FEET; THENCENORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 232.50 FEET; THENCE SOUTH 52 DEGREES 55 MINUTES 31 SECONDS EAST, A DISTANCE OF 25.99 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 145.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL

FARM AS SHOWN IN A PLAT RECORDED IN PLAT BOOK 5 ON PAGE 16 (NOW 'SLOT 303'); THENCE SOUTH 52 DEGREES 55 MINUTES 30 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM, 421.96 FEET TO A LIMESTONE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID OAK HILL FARM BEING ALSO ON THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 02 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE, 445.77 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 WHICH IS 1533.84 FEET, AS MEASURED ALONG SAID EAST LINE NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼; THENCE SOUTH 88 DEGREES 15 MINUTES 14 SECONDS WEST, A DISTANCE OF 392.05 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, December 12, 2018 at 7 p.m. at the United City of Yorkville, City Council Chambers, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

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

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

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk

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

Agenda Item Number

Planning and Zoning Commission #2

Tracking Number

PZC 2018-19

Agenda Item Summary Memo

Title: Brewery – Text Amendment

Meeting and Date: Special City Council - January 29, 2019

Synopsis: Text amendment to the Zoning Ordinance to identify breweries as permitted uses in all Manufacturing Districts and special uses in all business districts.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

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

Agenda Item Notes:

See attached memo.

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

Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: January 10, 2019
Subject: **PZC 2018-19 Brewery - Text Amendment to Zoning Ordinance** Identifying breweries as permitted uses in all Manufacturing Zoned Districts and Special Uses in all Business Zoned Districts

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Summary:

As staff continues to improve upon and refine this area of the Zoning Ordinance in light of recent business interest and to remain competitive among surrounding communities within this trending market, we are proposing to amend the text of the zoning ordinance to identify a full-scale "Brewery" as a permitted use in the M-1 and M-2 manufacturing districts, and as a special use in the B-1, B-2, B-3 and B-4 business districts. Additionally, the definition and liquor class of "Microbrewery/Brewpub" (Class M) will be amended to allow no more than 155,000 gallons of beer per year for sale to mirror the maximum production amount allowed by State Statue for liquor license classification purposes, and a new Class K license will be created for breweries.

Planning & Zoning Commission Action:

The Planning and Zoning Commission reviewed the Text Amendment request at a public hearing held on January 9, 2019 and made the following action on the motion below:

In consideration of testimony presented during a Public Hearing on January 9, 2019 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request for text amendment to Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify "brewery" as a permitted use in the M-1 Limited Manufacturing and M-2 General Manufacturing districts and as a special use in the B-1 Local Business, B-2 Retail Commerce Business, B-3 General Business, B-4 Service Business districts. This text amendment will provide regulations for the establishment and operation of such uses in these zoning districts. Additionally, the definition for "microbreweries/brewpubs" will also be amended to allow the maximum production per calendar year of 155,000 gallons, as presented by staff in a memorandum dated December 4, 2018.

Action Item:

Harker – aye; Vinyard – aye; Olson– aye; Marcum- aye; Goins– aye; **5 ayes; 0 nay**

Attachments:

1. Draft Ordinance
2. Staff's memorandum to the Planning and Zoning Commission
3. Copy of Public Notice

Ordinance No. 2019-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING THE YORKVILLE ZONING ORDINANCE BY REVISING THE DEFINITION OF MICROBREWERY AND ADDING BREWERIES AS PERMITTED USES IN MANUFACTURING DISTRICTS AND SPECIAL USES IN THE BUSINESS DISTRICTS.

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 Section 10-4-10 of the Yorkville Zoning Ordinance the City may initiate amendments to the Yorkville Zoning Ordinance; and,

WHEREAS, the City filed seeking an amendment to the Yorkville Zoning Ordinance to amend the definition of microbrewery and to include as a permitted use breweries in the City's manufacturing districts and as special uses in the business districts; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on January 9, 2019, to consider the request and made Findings of Fact and Recommendations to the City Council to approve the requested text amendments.

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

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

Section 2: That Section 10-2-3, Definitions, of the United City of Yorkville Zoning Ordinance of the Yorkville City Code is hereby amended by the addition of the following definition:

> "BREWERY: An establishment that engages in the manufacture of beer as such terms are defined in the Liquor Control Act of 1934, as amended, and has obtained a liquor license from the City."

Section 3: That Section 10-2-3, Definitions, of the United City of Yorkville Zoning Ordinance of the Yorkville City Code is further hereby amended to revise the following definition for "Microbrewery" to read:

> "MICROBREWERY OR BREWPUB: A restaurant-brewery that brews beer primarily for sale in the restaurant and/or bar and is dispensed directly from the brewery's storage tanks. Total production capacity shall not exceed one hundred fifty-five thousand (155,000) gallons per calendar year. One U.S. barrel is equivalent to thirty one (31) gallons.

Section 4: That Section 10-6-1-G of the United City of Yorkville Zoning Ordinance of the Yorkville City Code be and is hereby amended to read as follows:

"10-6-1 Special Conditions

G. Microbreweries/brewpubs, where if off premises consumption is allowed, all sales must be in a hand capped, sealed container with a total maximum production of one hundred fifty-five thousand (155,000) gallons per calendar year inclusive of on premises and off premises sales.

Microbrewery/brewpub operations will be ancillary to a restaurant or eating establishment, and the brewing component of the facility shall be no more than twenty five percent (25%) of the total floor area."

Section 5: That Table 10-06-03 of the United City of Yorkville Zoning Ordinance of the Yorkville City Code be and is hereby amended by adding "Brewery" as a permitted use in the following zoning districts:

M-1 Limited Manufacturing District, and
M-2 General Manufacturing District.

Section 6: That Table 10-06-03 of the United City of Yorkville Zoning Ordinance of the Yorkville City Code be and is hereby amended by adding "Brewery" as a special use in the following zoning districts:

B-1 Local Business District,
B-2 Retail Commerce Business District,
B-3 General Business District, and
B-4 Service Business District

Section 7: This Ordinance shall be in full force and effect after its passage, publication, and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____
City Clerk

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	SEAVER TARULIS	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
ARDEN JOE PLOCHER	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____
Mayor

Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: December 4, 2018
Subject: **PZC 2018-19 Brewery - Text Amendment to Zoning Ordinance** Identifying breweries as permitted uses in all Manufacturing Zoned Districts and Special Uses in all Business Zoned Districts

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BACKGROUND & REQUEST:

As the Economic Development Committee will recall in July 2010, the City Council approved Ordinance 2010-37 which amended the Zoning Ordinance to allow for the manufacturing of alcoholic beverages as a permitted use within the M-1 Limited Manufacturing District and identified "microbreweries/brewpubs" as permitted Special Uses within the City's business districts. Since that time, the City also adopted Ordinance 2015-32 which amended the Zoning Ordinance by adding microbreweries/brewpubs, microdistilleries and microwineries as permitted uses in all business and manufacturing districts.

Staff continues to improve upon and refine this area of the Zoning Ordinance in light of recent business interest and to remain competitive among surrounding communities within this trending market. Therefore, staff is proposing to amend the text of the zoning ordinance to identify a full-scale "Brewery" as a permitted use in the M-1 and M-2 manufacturing districts, and as a special use in the B-1, B-2, B-3 and B-4 business districts.

Additionally, the definition and liquor class of "Microbrewery/Brewpub" (Class M) will be amended to allow no more than 155,000 gallons of beer per year for sale to mirror the maximum production amount allowed by State Statue for liquor license classification purposes, and a new Class K license will be created for breweries.

PROPOSED TEXT AMENDMENT:

Staff is recommending the following revisions to the Zoning Ordinance regarding Microbreweries/Brewpubs and Breweries:

1. Amend the Permitted and Special Uses Table in Section 10-06-03 to identify "***Brewery***" as a permitted use in the M-1 Limited Manufacturing and M-2 General Manufacturing districts and a special use in the B-1 Local Business, B-2 Retail Commerce Business, B-3 General Business, B-4 Service business districts.
2. Amend Title 10-2-3 of the Zoning Ordinance to include the following definitions:

   Brewery: An establishment that engages in the manufacture of beer as such terms are defined in the Liquor Control Act of 1934, as amended, and has obtained a liquor license from the City.

3. Amend Section 10-2-3: Definitions to read as follows:

   Microbrewery or Brewpub: A restaurant-brewery that brews beer primarily for sale in the restaurant and/or bar and is dispensed directly from the brewery's

storage tanks. Total production capacity shall not exceed one hundred and fifty-five thousand (155,000) gallons per calendar year. One U.S. barrel is equivalent to thirty one (31) gallons.

4. Amend Section 10-6-1-G: Microbrewery to read as follows:

Microbreweries/brewpubs, where if off premises consumption is allowed, all sales must be in a hand capped, sealed container with a total maximum production of one hundred fifty-five thousand (155,000) gallons per calendar year inclusive of on premises and off premises sales.

Microbrewery/brewpub operations will be ancillary to a restaurant or eating establishment, and the brewing component of the facility shall be no more than twenty five percent (25%) of the total floor area.

Additionally, the Liquor License regulations will be amended and revised to add the following definitions:

Class M - Microbrewery/brewpub. A restaurant that manufactures only at the designated licensed premises less than 155,000 gallons of beer per year for sale primarily in the restaurant on the premises for either on premise or off premise consumption. Sales may also be made to importing distributors, distributors and to non-licensees for use and consumption. The brewery shall be an accessory use to the restaurant and shall not be more than twenty-five percent (25%) of the total floor area.

Class K - Brewery. The manufacturing and retail sale of less than 930,000 gallons of beer per year for consumption on and off the premises, the retail sale on the premises of beer and wine products not manufactured on the premises and the sale to importing distributors, distributors and to other retail liquor licensees. A brewery shall also be licensed as a Class 1 Brewer by the Illinois Liquor Control Commission.

A brewery may include a tavern or restaurant as an accessory use in compliance with the ordinances of the City and any condition imposed upon its liquor license. The area of the retail sales area shall not be more than twenty-five percent (25%) of the total floor area of the premises.

STAFF COMMENTS:

Staff will be available to answer any questions the Planning and Zoning Commission may have regarding the text amendments. The proposed amendment to the City's Liquor Control Ordinance will also be presented at the January 3, 2019 Public Safety Committee meeting and then forwarded to City Council for approval.

PROPOSED MOTION:

In consideration of testimony presented during a Public Hearing on January 9, 2019 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request for text amendment to Chapter 6: Permitted and

Special Uses in the Zoning Ordinance to identify "brewery" as a permitted use in the M-1 Limited Manufacturing and M-2 General Manufacturing districts and as a special use in the B-1 Local Business, B-2 Retail Commerce Business, B-3 General Business, B-4 Service Business districts. This text amendment will provide regulations for the establishment and operation of such uses in these zoning districts. Additionally, the definition for "microbreweries/brewpubs" will also be amended to allow the maximum production per calendar year of 155,000 gallons, as presented by staff in a memorandum dated December 4, 2018 and further subject to {insert any additional conditions of the Planning and Zoning Commission}….

Ordinance No. _____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING THE YORKVILLE ZONING ORDINANCE BY REVISING THE DEFINITION OF MICROBREWERY AND ADDING BREWERIES AS PERMITTED USES IN MANUFACTURING DISTRICTS AND SPECIAL USES IN THE BUSINESS DISTRICTS.

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 Section 10-4-10 of the Yorkville Zoning Ordinance the City may initiate amendments to the Yorkville Zoning Ordinance; and,

WHEREAS, the City filed seeking an amendment to the Yorkville Zoning Ordinance to amend the definition of microbrewery and to include as a permitted use breweries in the City's manufacturing districts and as special uses in the business districts; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on January 9, 2019, to consider the request and made Findings of Fact and Recommendations to the City Council to approve the requested text amendments.

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

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

Section 2: That Section 10-2-3, Definitions, of the United City of Yorkville Zoning Ordinance of the Yorkville City Code is hereby amended by the addition of the following definition:

> "BREWERY: An establishment that engages in the manufacture of beer as such terms are defined in the Liquor Control Act of 1934, as amended, and has obtained a liquor license from the City."

Section 3: That Section 10-2-3, Definitions, of the United City of Yorkville Zoning Ordinance of the Yorkville City Code is further hereby amended to revise the following definition for "Microbrewery" to read:

> "MICROBREWERY OR BREWPUB: A restaurant-brewery that brews beer primarily for sale in the restaurant and/or bar and is dispensed directly from the brewery's storage tanks. Total production capacity shall not exceed one hundred fifty-five thousand (155,000) gallons per calendar year. One U.S. barrel is equivalent to thirty one (31) gallons.

Section 4: That Section 10-6-1-G of the United City of Yorkville Zoning Ordinance of the Yorkville City Code be and is hereby amended to read as follows:

"10-6-1 Special Conditions

G. Microbreweries/brewpubs, where if off premises consumption is allowed, all sales must be in a hand capped, sealed container with a total maximum production of one hundred fifty-five thousand (155,000) gallons per calendar year inclusive of on premises and off premises sales.

Microbrewery/brewpub operations will be ancillary to a restaurant or eating establishment, and the brewing component of the facility shall be no more than twenty five percent (25%) of the total floor area."

Section 5: That Table 10-06-03 of the United City of Yorkville Zoning Ordinance of the Yorkville City Code be and is hereby amended by adding "Brewery" as a permitted use in the following zoning districts:

M-1 Limited Manufacturing District, and
M-2 General Manufacturing District.

Section 6: That Table 10-06-03 of the United City of Yorkville Zoning Ordinance of the Yorkville City Code be and is hereby amended by adding "Brewery" as a special use in the following zoning districts:

B-1 Local Business District,
B-2 Retail Commerce Business District,
B-3 General Business District, and
B-4 Service Business District

Section 7: This Ordinance shall be in full force and effect after its passage, publication, and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____
City Clerk

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	SEAVER TARULIS	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
ARDEN JOE PLOCHER	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____
Mayor

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLAN COMMISSION
PZC 2018-19

NOTICE IS HEREWITH GIVEN THAT the United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify "brewery" as a permitted use in the M-1 Limited Manufacturing and M-2 General Manufacturing districts and as a special use in the B-1 Local Business, B-2 Retail Commerce Business, B-3 General Business, B-4 Service Business districts. This text amendment will provide regulations for the establishment and operation of such uses in these zoning districts. Additionally, the definition for "microbreweries/brewpubs" will also be amended to allow the maximum production per calendar year of 155,000 gallons.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, December 12, 2018 at 7 p.m. at the Yorkville City Hall Council Chambers, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

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

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk

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

Agenda Item Number

Planning and Zoning Commission #3

Tracking Number

PZC 2018-21

Agenda Item Summary Memo

Title: Mobile Food Truck and Retail Vendor Units Ordinance

Meeting and Date: Special City Council - January 29, 2019

Synopsis: Discussion of proposed regulations regarding food trucks in Yorkville.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: Discussion and feedback.

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

Agenda Item Notes:

See attached memo.

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

Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: January 10, 2019
Subject: **Mobile Food Truck and Retail Vendor Units**
Text Amendment

Background/Proposed Request

While the City currently regulates Mobile Food Vendors under the Title 3: Business and License Regulations of the City Code, specific standards for operation of mobile food trucks within a public right-of-way versus on private property is not adequately addressed. Neither are the ancillary conveniences associated with such uses as exterior lighting, outdoor seating and refuse collection. Therefore, proposed regulations and standards established in the attached draft text amendment to the City's Zoning Code on the operation of mobile food and retail vendor units, on public and private property, as well as a proposed amendment to the City's Business and License Regulations. Both proposed changes to the respective sections of the City Code are intended to recognize the opportunity for unique outdoor portable fare and added convenience to persons living and working in Yorkville, yet still protecting the health, safety and welfare of the public.

Planning & Zoning Commission Action:

The Planning and Zoning Commission reviewed the text amendment at a public hearing held on January 9, 2019 and made the following action on the motion below:

In consideration of testimony presented during a Public Hearing on January 9, 2019 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request for a text amendment to Chapter 3: General Zoning Provisions of the United City of Yorkville Zoning Ordinance to create a new subsection regarding mobile food and retail vendor vehicles, as recommended in a staff memo dated December 5, 2018.

Action:

Harker-aye; Goins-aye; Marcum-aye; Olson-aye; Vinyard-aye. **5 ayes, 0 Nays**

Attachments:

1. Arroyo, Rodney and Jill Bahm. 2013. "Food Truck Feeding Frenzy: Making Sense of Mobile Food Vending." *Zoning Practice*, September.
2. Draft Food Truck amendment to Title 10: Zoning, Chapter 3: General Zoning Provisions, Section 13: Temporary and Seasonal Uses, Article B: Mobile Food Truck and Retail Vendor Unit.
3. Draft amendment to Title 3: Business and License Regulations, Chapter 5: Food and Food Dealers, Article B: Mobile Food Vendor Units.
4. Food Truck Information Sheets
5. Copy of Public Notice

Ordinance No. 2019-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING THE ZONING ORDINANCE BY ADDING THE REGULATIONS FOR MOBILE FOOD AND RETAIL VENDOR VEHICLES

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 Section 10-4-10 of the United City of Yorkville Zoning Ordinance ("Zoning Ordinance") the City may initiate amendments to the Zoning Ordinance; and,

WHEREAS, the City filed seeking an amendment to the Zoning Ordinance to add to the temporary and seasonal uses regulations the appropriate location, duration, type and number of mobile units, parking, hours of operation and other operational regulations for mobile food and retail vendor vehicles; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on January 9, 2019, to consider the request and made Findings of Fact and recommendations to the City Council to approve the requested text amendments.

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 above recitals are hereby incorporated and made a part of this Ordinance.

Section 2: That Subsection 10-16-3 of the United City of Yorkville Zoning Ordinance of the Yorkville City Code is hereby amended to read as follows:

"B. Exception. The parking of mobile food or retail vendor vehicles shall be an exception to Subparagraph A. above when in compliance with Section 10-3-14 and Chapter 5 of Title 3."

Section 3: That a new Section 10-3-14 is hereby added to chapter 3 of the United City of Yorkville Zoning Ordinance to read as follows:

"SECTION 10-3-14: **MOBILE FOOD VENDOR VEHICLES AND RETAIL VENDOR VEHICLES**

A. **PURPOSE:** To encourage and regulate the operation of mobile food vendor and retail vendor vehicles subject to operational standards, on public and private property within the City. These operational standards and application procedures are intended to recognize the opportunity for unique outdoor portable fare and added convenience to

persons living and working within Yorkville, while protecting the health, safety and welfare of the general public.

B. DEFINITIONS:

CANTEEN TRUCK: A vehicle that operates to provide food services to workers at locations where access to such services is otherwise unavailable or impractical (e.g., a construction site); from which the operator sells food and beverages that require no on-site preparation or assembly other than the heating of pre-cooked foods; and is not advertised in any form to the general public except by virtue of signage on the vehicle. Products sold from canteen vendor vehicles may include fruits, vegetables, and pre-cooked foods such as hot dogs, prepackaged foods and pre-packaged drinks.

COMMISSARY: A catering establishment, restaurant, or any other place in which food, containers, or supplies are kept, handled, prepared, packaged, or stored.

EDIBLE FOOD PRODUCTS: Products that are ready for immediate consumption, including prepackaged food and food cooked, prepared or assembled on-site. The term "edible food products" does not include fresh produce unless the produce has been packaged, cooked, chopped, sliced, mixed, brewed, frozen, squeezed or otherwise prepared for consumption.

MOBILE FOOD VENDOR VEHICLE: A vehicle, from which edible food products are cooked, prepared or assembled with the intent to sell such items to the general public, provided that food vendor vehicles may also sell other edible food products and beverages that have been prepared or assembled elsewhere. Food vendor vehicle operators may market their products to the public via advertising, including social media. For the purposes of this Title, this shall also include ice cream vendor vehicles, canteen trucks and pushcarts.

LOCATION: Any single parcel or any combination of contiguous parcels owned or controlled by a single entity or affiliated entities.

LOT, IMPROVED: a platted lot or parcel of land upon which a building, structure or other primary use, as defined by the Zoning Ordinance, exists.

LOT, UNIMPROVED: a platted lot or parcel of land upon which no structure or uncompleted structure exists.

MOBILE RETAIL VENDOR VEHICLE: A vehicle from which merchandise is sold and retail sales are made, and is intended to be temporary, or is capable of being moved from one location to another.

PUSHCART: A non-motorized vehicle limited to serving non-potentially hazardous foods or commissary wrapped food maintained at proper temperatures.

SANITIZATION: The effective bactericidal treatment by a process that provides enough accumulative heat or concentration of chemicals for enough time to reduce the bacterial count, including pathogens, to a safe level on utensils and equipment.

VENDOR VEHICLE RALLY: A coordinated and advertised gathering of more than three (3) mobile food vendor and/or mobile retail vendor vehicles, in one location and on a date certain, with the intent to serve the public.

C. GENERAL PROVISIONS:

1. Mobile food vendor vehicles and mobile retail vendor vehicles shall obtain a Certificate of Registration from the Office of the City Clerk in accordance with Title 3, Chapter 5 of the City Code.

2. Mobile food vendor vehicles and mobile retail vendor vehicles must comply with all federal, state, county and local business tax, sales tax and other tax requirements.

3. It shall be a violation to operate a mobile food vendor vehicle or mobile retail vendor vehicle at any location except in compliance with the requirements of this section.

4. Mobile food vendor vehicles and mobile retail vendor vehicles are permitted in all zoning districts of the city, subject to the location and operational standards established in this Title or this Code.

5. Mobile food vendor vehicles and mobile retail vendor vehicles shall not obstruct or interfere with the free flow of pedestrian or vehicular traffic, including but not limited to access to or from any business, public building, or dwelling vehicle, nor shall it restrict the sight distances triangle at driveways and street right-of-way intersections or prevent access of emergency vehicles.

6. Drive-through vending is prohibited. No vendor shall make sales to any person in a vehicle.

7. No amplified music or loudspeakers shall be permitted. Mobile food vendor vehicle and mobile retail vendor vehicles shall comply with the provisions of the Performance Standards in Section 10-13-C-2 of the City Code. All smoke and odors generated by a mobile food vendor vehicle shall comply with the provisions of the Performance Standards in Section 10-13-C-3 and Section 10-13-C-4 of the City Code.

8. Any exterior lighting provided on the mobile food vendor vehicles or mobile retail vendor vehicles shall comply with the Performance Standards in Section 10-13-C-7 of the City Code.

9. No sales or service of alcohol shall be allowed by mobile food vendor vehicles.

10. Mobile food vendor vehicles and mobile retail vendor vehicles shall provide at least one (1) trash receptacle for use by patrons and in a convenient location that does not impede pedestrian or vehicular traffic. All litter or debris generated immediately

within the vicinity of the mobile food vendor vehicle or mobile retail vendor vehicle shall be collected and removed by the mobile operator.

D. LOCATION AND OPERATIONAL STANDARDS:

1. Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles Operating within the Public Right-of-Way

    a. Mobile food vendor vehicles and mobile retail vendor vehicles shall be legally parked in full compliance with all state and local parking provisions which apply to the location at which it is parked, including any sign prohibiting the parking or standing of a vehicle or indicating a parking time limit.

    b. Operation of mobile food vendor vehicles and mobile retail vendor vehicles within city parks shall be subject to rules and regulations established by the park board.

    c. No unattended mobile food vendor vehicle or mobile retail vendor vehicle shall be parked or left overnight within a public right-of-way or on any other public property.

    d. Mobile food vendor vehicles or mobile retail vendor vehicles shall not operate within the public right-of-way within 500 feet from any K -12 school building, as defined by the State of Illinois, between the hours of 7:00 a.m. and 4:00 p.m. on regular school days; unless as part of a permitted special event or rally.

    e. Mobile food vendor vehicles or mobile retail vendor vehicles shall not be parked within 25 feet from a street intersection with a crosswalk, traffic light, or stop sign, or within 25 feet from a railroad crossing.

    f. Mobile food vendor vehicles or mobile retail vendor vehicle operators shall be responsible for organizing customer queuing in a manner that maintains a clear path along the sidewalk that is at least four (4) feet wide and does not interfere with or obstruct the free passage of pedestrians.

    g. All sales and service shall be limited solely to that side of the mobile food vendor vehicle or mobile retail vendor vehicle facing away from the public street.

    h. Mobile food vendor vehicles and mobile retail vendor vehicles shall not encroach onto a public sidewalk with any part of the vehicle or any other equipment or furniture related to the operation of its business, except for required refuse receptacles.

    i. Mobile food vendor vehicles greater than 35 feet in length, or that occupy more than two on-street parking spaces, are not permitted to operate in the public right-of-way adjacent to residentially zoned properties.

    j. Mobile food vendor vehicles or mobile retail vendor vehicles shall not block a lawfully placed monument sign of another business.

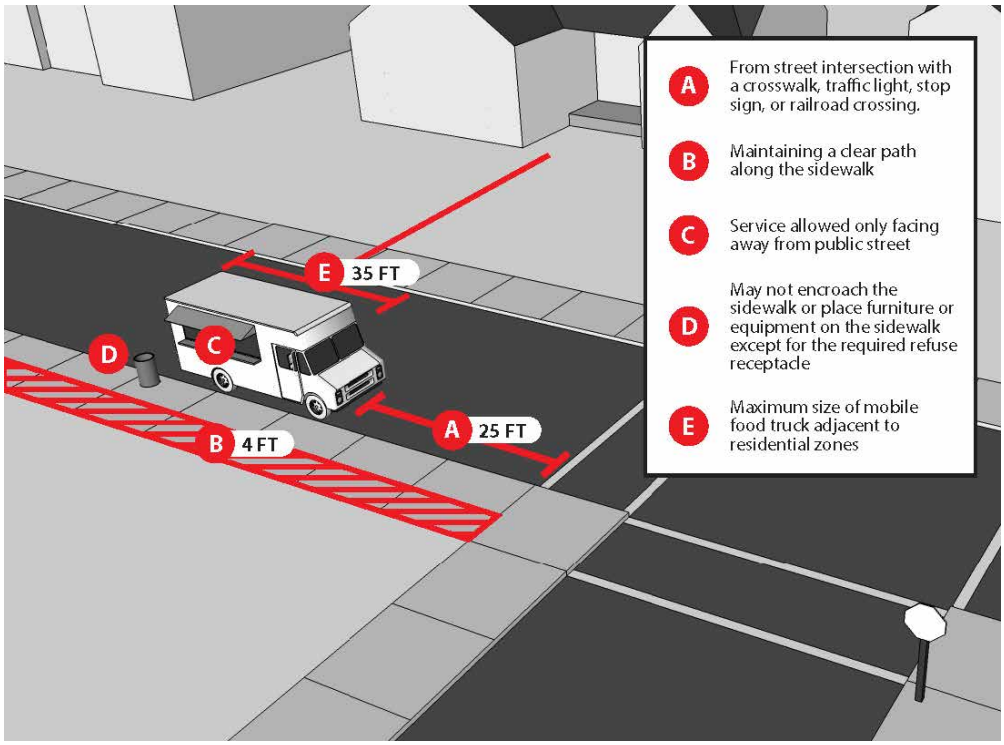
2. Mobile Food Vendor Vehicles and Retail Vendor Vehicles Operating on Private Property

    a. Mobile food vendor vehicles and retail vendor vehicles may be permitted to operate on private property as a temporary accessory use in all zoning districts.

    b. Mobile food vendor vehicles and retail vendor vehicles on private property shall have a notarized letter of permission from the property owner granting the operator the owner's express consent to operate on the site in accordance with the approved Certificate of Registration.

    c. Mobile food vendor vehicles and retail vendor vehicles shall not occupy more than 40% percent of required parking spaces on an improved lot or exceed the maximum lot coverage for the district in which it is located on an unimproved lot.

    d. The maximum number of mobile food vendor vehicles and retail vendor



    vehicles permitted on a site shall be determined as follows:

        1. One (1) mobile food vendor vehicle or retail vendor vehicle may operate on the site for every 525 square foot paved area (at least 35 feet by 15 feet in dimension); except that mobile food vendor vehicles or retail vendor vehicles greater than 35 feet in length require a space at least 70 feet by 15 feet.

2. Mobile food vendor vehicle and retail vendor vehicle operations shall occur upon a paved, level parking area or surface.
3. Mobile food vendor vehicles and retail vendor vehicles parked within required parking areas shall not impede pedestrian or vehicle ingress or egress through the remainder of the parking area or adjacent public right-of-way.
4. Mobile food vendor vehicles and retail vendor vehicles may be permitted to have canopies and outdoor seating areas, provided these additional outdoor accessories may not occupy more than two (2) parking spaces per mobile food vendor vehicle or retail vendor vehicle.

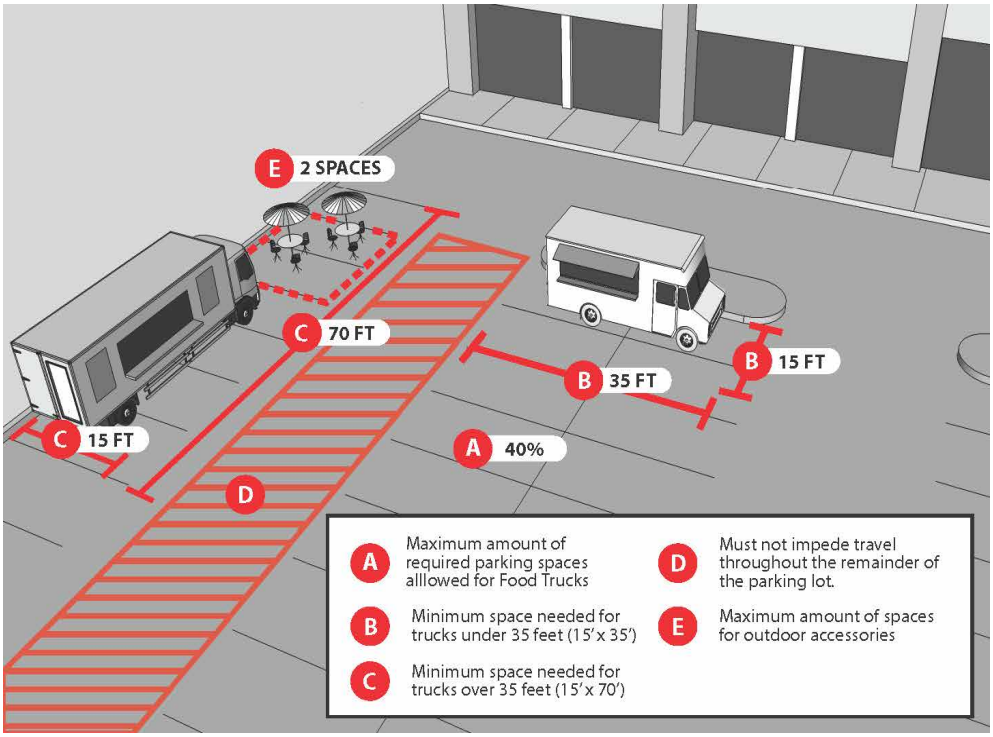
3. Canteen Trucks Operating on Private Property

a. Canteen Trucks operating on private property shall have a notarized letter of permission from the property owner granting the operator the owner's express consent to operate on the site in accordance with the approved Certificate of Registration.

b. Canteen Trucks may operate on an unimproved lot or parcel, only if such lot or parcel or an adjoining lot or parcel is undergoing permitted construction activity.

c. Canteen Trucks shall not block fire lanes, designated construction traffic lanes for ingress or egress or access to or from the construction site.

d. No unattended Canteen Truck shall be parked overnight on any property.



4. Private Vendor Service by Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles

   a. Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles may provide private sales service within the public right-of-way and on private property in residential districts only.

   b. Private vendor services by Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles shall be limited to private guests of the event host only. No walk-up customers are permitted.

   c. Payment shall occur directly between the event host and the Mobile Food Vendor Vehicle and retail vendor vehicle. No payment transactions shall occur for individual orders.

   d. All operational standards for operating a Mobile Food Vendor Vehicle and Mobile Retail Vendor Vehicle as provided in this section shall apply.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____
City Clerk

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____
Mayor

Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: December 5, 2018
Subject: **Mobile Food Truck and Retail Vendor Units**
Public Hearing – Text Amendment

Background/Proposed Request

Since the adoption of the updated Comprehensive Plan in 2016, staff has explored various policy options to implement the plan's stated goals of "enhancing the visual appearance, pedestrian environment and functionality of the downtown" and "strengthen and promote Downtown Yorkville as the community's primary mixed-use shopping district". This has led to the recent adoption of the sidewalk and parklet café ordinance approved in 2017, the work-in-progress of the Downtown Streetscape Master Plan Overlay District with Form-Based Code, and now a proposal for regulations encouraging mobile food trucks and retail vendor units.

A recent article in *Zoning Practice,* a publication by the American Planning Association titled "Food Truck Feeding Frenzy: Making Sense if Mobile Food Vending" (Arroyo and Bahm, 2013), explained research conducted in 2012 for the National Restaurant Association projected the "…growth of mobile food trucks to soar in the next five years, generating up to $2.7 billion in revenue nationally by 2017 – up from $650 million in 2012." This does not include the increasingly popular business venture of offering non-food retail goods and services via a mobile unit (i.e. salon services, clothing/apparel, pet grooming and even healthcare services). The article went on to say, communities are faced with being unprepared for these mobile self-contained commercial enterprises due to outdated ordinances which may only regulate push food carts or ice cream trucks. This results in mobile food vendors running into road blocks when seeking permits from communities that without the proper ordinance, intentionally or intentionally, prohibit mobile food vending.

While the City currently regulates Mobile Food Vendors under the Title 3: Business and License Regulations of the City Code, specific standards for operation of mobile food trucks within a public right-of-way versus on private property is not adequately addressed. Neither are the ancillary conveniences associated with such uses as exterior lighting, outdoor seating and refuse collection. Therefore, staff is seeking feedback on the proposed regulations and standards established in the attached draft text amendment to the City's Zoning Code on the operation of mobile food and retail vendor units, on public and private property, as well as a proposed amendment to the City's Business and License Regulations. Both proposed changes to the respective sections of the City Code are intended to recognize the opportunity for unique outdoor portable fare and added convenience to persons living and working in Yorkville, yet still protecting the health, safety and welfare of the public.

Summary of Proposed Changes

The changes proposed to both the business license regulations and the Zoning Code address three (3) areas of mobile food vending: street vending, private property vending and truck rally vending. Below is a general overview of how each are addressed in the proposed revisions.

Business License Regulations

Street vending for mobile food units is still permitted and no significant changes are proposed with regards to certificates of registration. Licenses will be issued to each mobile food vendor driver and/or operator on located on public property. The $200 application fee covers the first mobile unit

and an additional $100 is charged for each additional unit for the same application. There are no application fees for charities, religious, educational or nonprofit organizations.

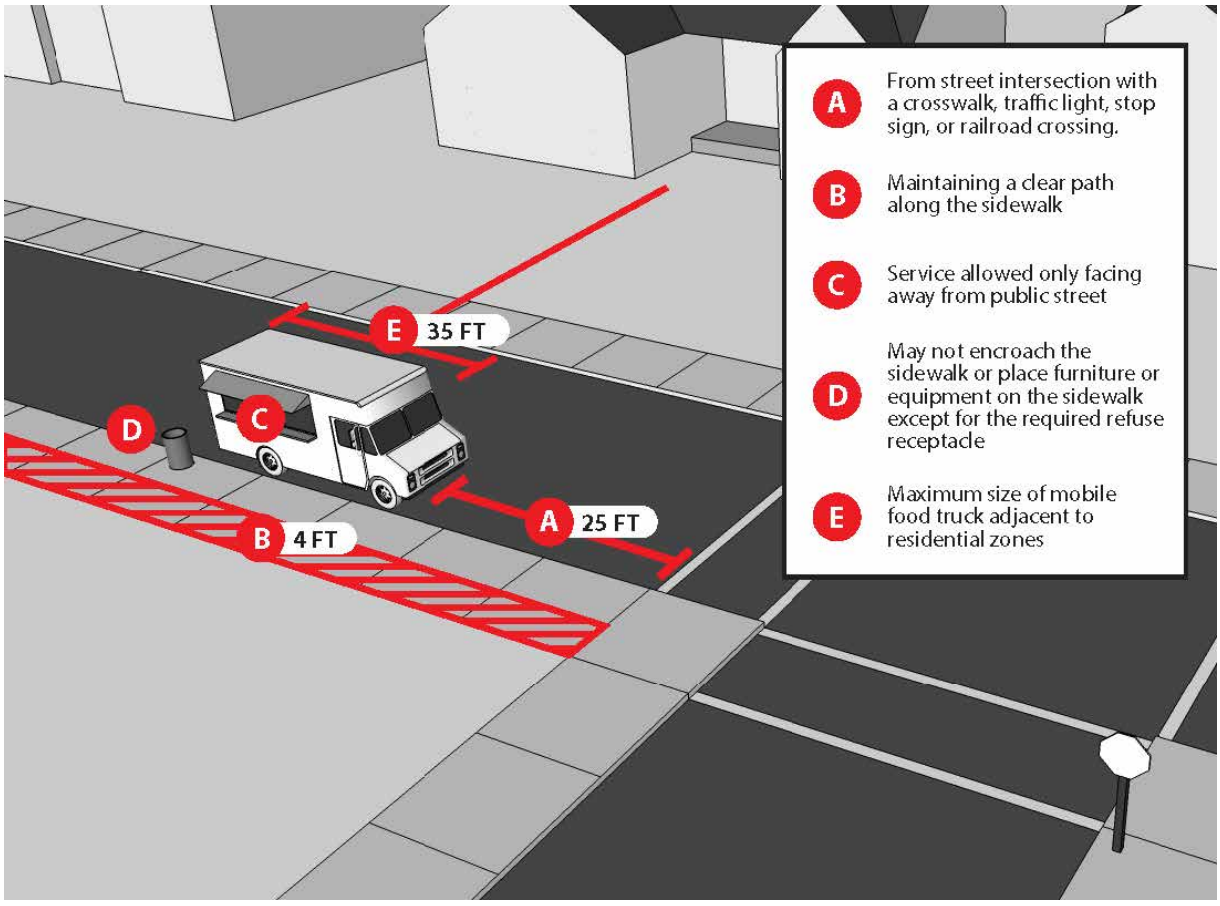
Mobile food vending on private property is a new category in the business licensing section and will also require the applicant to obtain a certificate of registration. The application criterion is the same for operating a mobile food unit on public property, but also requires the property owner's permission. The application fee for mobile vendors on private property is a nominal $25.00 per application for the first food truck and $10.00 for additional trucks. Again, there is no application fee for charities, religious, educational or nonprofit organizations. Registration is also waived for mobile food vendors and pushcarts for all city sponsored special events.

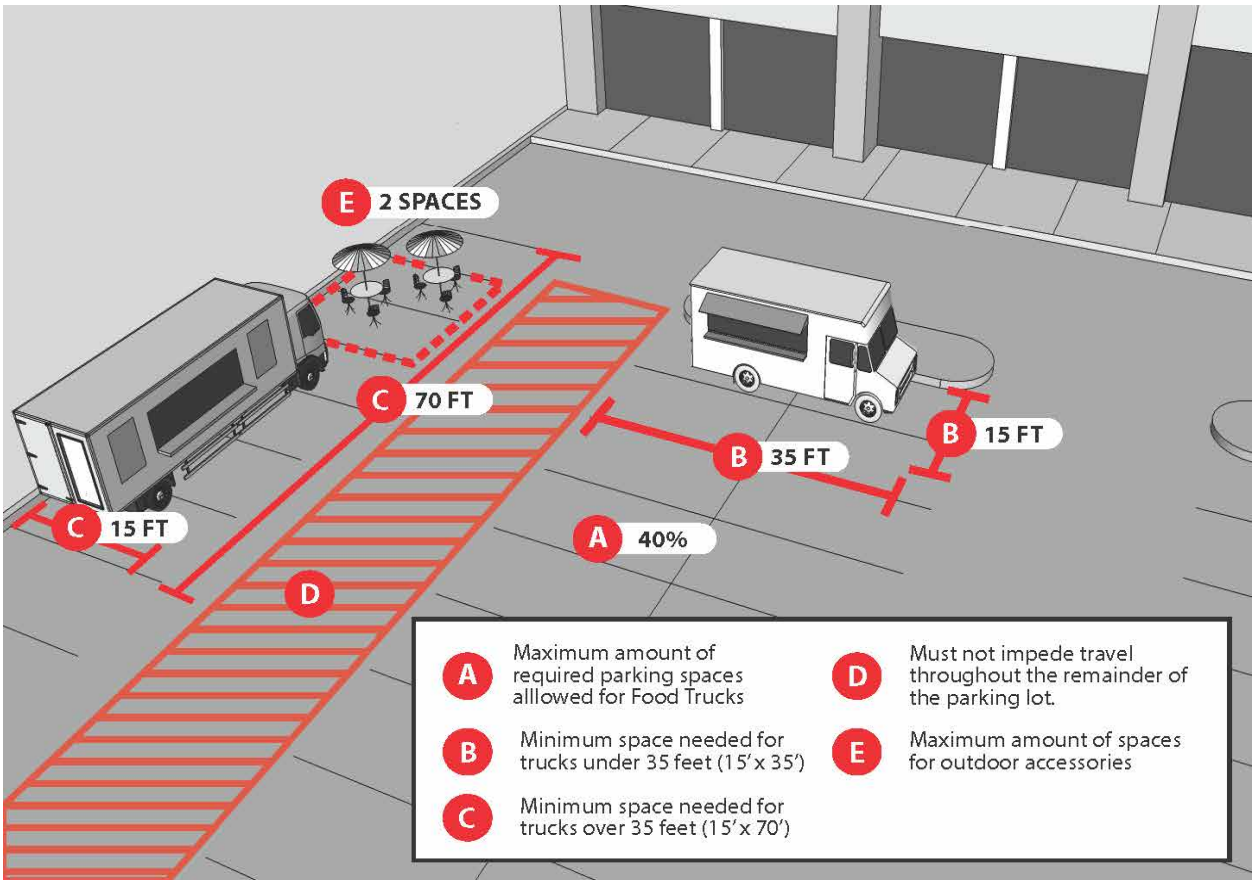
Finally, food truck rallies (operating more than 3 mobile food units) on private or public property will also require a certificate of registration issued to the entity or organization hosting the event. The application fee is $50.00 per event.

Zoning Ordinance Regulations

The attached proposed draft language to the General Zoning Provisions in the Zoning Ordinance is under the Temporary and Seasonal Uses section. Simply put, the recommended regulations offer a guide to the appropriate location, duration, type and number of mobile units, trash, business hours, parking, licenses/permits and fees required, and other defined site amenities the City deems permissible for operating a mobile food truck and/or retail vendor unit in Yorkville. Draft language is also provided for the regulation of large special events, such as food truck rallies, to ensure all precautions regarding site layout, emergency access and other safety provisions are considered.

The following graphics, which are also provided in the draft document, illustrate the acceptable dimensions for mobile food trucks and retail vendor units and their permitted locations when operated within the public right-of-way (below) or on private property (next page), as well as the layout of ancillary seating areas.





Area Communities Mobile Food Truck Regulations

In staff's research of mobile food vendors, we reviewed over 30 municipal regulations from communities across the nation. These regulations included standards for zoning and licensing. Below is a comparison table of four (4) area communities that have existing mobile food vending regulations:

COMMUNITY	STREET VENDING PERMITTED	PRIVATE PROPERTY VENDING PERMITTED	TRUCK RALLY PERMITTED
Oswego	Yes $200 per application fee $100 per additional truck	Yes $25 per application fee $10 per additional truck	Undetermined No specific regulations provided
Downers Grove	Yes (Limited Locations) $100 annual fee $25 renewal fee	Yes (Limited Locations) $100 annual fee $25 renewal fee	No Limited to maximum of 10 permits city-wide allowed annually. Maximum of 3 trucks per lot.
Elmhurst	Yes $50 - $100 annual application fee $25 license fee per unit	No	Undetermined No specific regulations provided
Naperville	$100 annual application fee/ $100 per additional truck (outside of downtown) $275 annual application fee/ $50 per additional truck (downtown)	Undetermined No specific regulations provided	Undetermined No specific regulations provided Maximum of 2 trucks for the downtown.

Staff Recommendation

Based upon research used to prepare the the attached draft ordinance, staff is recommending approval of the amendment to Chapter 3: General Zoning Provisions of the United City of Yorkville Zoning Ordinance creating a new subsection for mobile food and retail vendor vehicles. It is our opinion that the amendment will provide necessary location and operational standards, as well as required business registration of the vendor and vehicle for food trucks, to successfully conduct such a business within the public right-of-way and on private property.

Proposed Motion for Amendment:

In consideration of testimony presented during a Public Hearing on January 9, 2019 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request for a text amendment to Chapter 3: General Zoning Provisions of the United City of Yorkville Zoning Ordinance to create a new subsection regarding mobile food and retail vendor vehicles, as recommended in a staff memo dated December 5, 2018, and further subject to {insert any additional conditions of the Planning and Zoning Commission}…

Attachments:

1. Arroyo, Rodney and Jill Bahm. 2013. "Food Truck Feeding Frenzy: Making Sense of Mobile Food Vending." *Zoning Practice*, September.
2. Draft Food Truck amendment to Title 10: Zoning, Chapter 3: General Zoning Provisions, Section 13: Temporary and Seasonal Uses, Article B: Mobile Food Truck and Retail Vendor Unit.
3. Draft amendment to Title 3: Business and License Regulations, Chapter 5: Food and Food Dealers, Article B: Mobile Food Vendor Units.
4. Food Truck Information Sheets
5. Copy of Public Notice

ZONING PRACTICE SEPTEMBER 2013

AMERICAN PLANNING ASSOCIATION

ISSUE NUMBER 9

PRACTICE FOOD TRUCKS



Food Truck Feeding Frenzy: Making Sense of Mobile Food Vending

By Rodney Arroyo, AICP, and Jill Bahm, AICP

Recent economic and cultural trends show an explosion in the popularity of food trucks, or mobile vendors, over the past several years.



Jill Bahm/Clearzoning

One of the hallmarks of the current food truck boom is an increased focus on "in-truck" preparation over preparation at a central commissary.

According to research done by Emergent for the National Restaurant Association, the growth of mobile food trucks will soar in the next five years, generating up to $2.7 billion in revenue nationally by 2017—up from $650 million in 2012 (Emergent Research 2012). All across the country, cities, small towns, and suburbs are seeing food trucks popping up, some in unexpected places like office and industrial parks, where zoning ordinances typically preclude restaurants. Amplifying the push for food trucks are the twin trends of "buying local" and "food as entertainment" that are enhanced by programs such as the *Great Food Truck Race* on the Food Network. While ice cream trucks and jobsite lunch wagons haven't disappeared, they are increasingly being joined by gourmet trucks and trucks specializing in ethnic offerings.

All across the United States, people are exploring how mobile food vending might make a difference in their lives and their communities. More resources are starting to become available for potential business owners. Networks for mobile food vendors are growing; the Southern California Mobile Food Vendors Association was formed in 2010 as one of the first associations dedicated to helping vendors break down barriers to business (www.socalmfva.com). And this fall, Roam—a first-ever industry conference for mobile food

ASK THE AUTHOR JOIN US ONLINE!

Go online during the month of September to participate in our "Ask the Author" forum, an interactive feature of Zoning Practice. *Rodney Arroyo, AICP, and Jill Bahm, AICP, will be available to answer questions about this article. Go to the APA website at www.planning.org and follow the links to the Ask the Author section. From there, just submit your questions about the article using the e-mail link. The authors will reply, and* Zoning Practice *will post the answers cumulatively on the website for the benefit of all subscribers. This feature will be available for selected issues of* Zoning Practice *at announced times. After each online discussion is closed, the answers will be saved in an online archive available through the APA* Zoning Practice *web pages.*

About the Authors

Rodney Arroyo, AICP, is president of Clearzoning, Inc. He holds a Master of City Planning degree from Georgia Tech and has more than 30 years' expertise in planning and transportation. His experience includes master plans, zoning ordinances, form-based codes, corridor studies, and access management plans. Arroyo also serves as an expert witness in planning and zoning issues, is a national and state planning award winner, and serves as an adjunct professor for Wayne State University's graduate urban planning program.

Jill Bahm, AICP, is a principal planner with Clearzoning, Inc. She holds a Master of Urban and Regional Planning degree and has worked in both the public and private sectors as a downtown development authority director, city planner, and real estate marketing professional. Bahm's professional interests include economic development, recreation planning, historic preservation, community participation, and organizational development.

suppliers and owners—will take place in Portland, Oregon.

On the worldwide stage, the World Street Food Congress is the first of its kind to connect and open up fresh ideas and thought leadership in the massive and growing street-food culture and industry throughout the world. This 10-day street-food festival was hosted in Singapore in January 2013 and featured well-known leaders in the food industry (www.wsfcongress.com).

Faced with inquiries from food vendors, many communities turn to their zoning codes, only to discover that mobile food vending isn't really defined and may not be permitted in the way vendors might like. With the approach to regulating mobile vending varying widely in communities, it can be hard to know where to begin when considering if and how to accommodate food trucks.

WHAT IS MOBILE FOOD VENDING?

Regulatory codes for many communities recognize transient merchants—those goods and services provided by a traveling vendor. The typical ice cream truck would be a good example of a transient merchant who is mobile most of the time, stopping only when requested for a few short minutes. Many operators of today's food trucks or carts, however, are seeking more than a few minutes on the street, sidewalk, or parking lot, staying in place for a few hours to serve breakfast, lunch, or dinner. In fact, when they are located on private property, some food trucks may be in one location for days, weeks, or even months. It is important to make a distinction between the food vendors that are more transient in nature, like an ice cream truck, and those that seek to move about less frequently. Both types of uses can offer benefits to the community, and they will each have different potential issues to regulate.

Many mobile food vendors utilize self-driven vehicles that permit easy relocation throughout the community. However, mobile food vending also includes trailers, food kiosks, and food carts. Food kiosks are temporary stands or booths that are typically intended to sell prepared foods, including ice cream, pretzels, and the like. Food kiosks may be found inside a large office building or shopping mall, but may also be secured for outside use. Some communities, like Maui County, Hawaii, allow a variety of products to be sold at a kiosk, provided certain standards are met (§30.08.030). While temporary in structure, food kiosks are often stationary with a defined location. Food carts allow the vendor to sell from outside the moveable unit and are often used to sell fresh fruits and vegetables. Typically, the food in kiosks and carts is prepared elsewhere and kept cold or hot in the unit. The city of New York encourages "green carts" that offer fresh produce in certain areas of the city and has special regulations for these uses (www.nyc.gov/greencarts).

In communities across the U.S., mobile food vendors are seeking permits to start these innovative businesses. They often run into roadblocks at city hall, because while many zoning ordinances include provisions for temporary uses, most do not contain current definitions for mobile food vending nor do they include any standards that specifically relate to vending and the issues that may arise. The net result in many communities, intentional or unintentional, is a prohibition on mobile food vending.

THE PROS AND CONS OF MOBILE FOOD VENDING

Over the past few years, most of the economy has been struggling and the workforce has been challenged to adapt. With laid-off workers trying to reinvent themselves and new immigrants looking for opportunities, the number of people starting new businesses is rising. Mobile food vending seems, for some, like a low-cost way to wade into the pool of business ownership. There are a number of reasons why communities may elect to sanction mobile food vending:

- ***It provides an opportunity to increase jobs and businesses.*** The cost of starting a food truck business can start at $25,000, where a traditional bricks-and-mortar establishment may start at $300,000, according to the National Restaurant Association (Emergent Research 2012).
- ***It offers opportunities to provide food choices where zoning precludes restaurants.*** Traditional zoning codes tend to restrict the uses permitted in office and industrial districts, only allowing uses that narrowly meet the intent of those districts. Office and industrial parks, in particular, are often isolated from the rest of the community, requiring employees to drive to retail and restaurant areas. In addition, some communities may not have access to variety of

healthy, fresh foods, and therefore decide to encourage such food vendors in certain neighborhoods by relaxing requirements. New York's green carts initiative allows additional permits to be issued over the city's defined limit to mobile food vendors that offer fresh produce in underserved neighborhoods, and Kansas City, Missouri, offers reduced permit fees for mobile food vendors in city parks that meet certain nutritional standards (Parks and Recreation Vending Policy 4.7.08).

- ***It can increase activity in struggling business districts*** by creating a dynamic environment where people gather around the availability of new and fresh food. The economy has taken a toll on businesses over the past several years. Those that are hanging on in some areas find that their neighboring buildings or businesses are vacant. Food trucks can be a way to enliven an area, generating traffic for existing businesses and possibly spinning off new business activity. The restaurant industry is evolving to meet the demands of patrons who are looking for locally grown, sustainable, healthy, and fast options for dining. When food trucks use social media to communicate about their location schedules, it can build up a certain level of excitement and anticipation that can make a positive social impact. In addition, the rising trend of "cart pods" and "food truck rallies" brings multiple mobile food vendors to one location, creating a festive atmosphere in an area for a short time.
- ***They signal to other potential businesses that the community is adapting to the evolving economy and supporting entrepreneurship.*** Mobile food trucks are a new way of doing business; in these early years, communities that anticipate the demand from businesses and consumers may also find that this flexibility signals receptivity to new business models.
- ***They are a way for restaurateurs to test the local market for future bricks-and-mortar facilities.*** Mobile food trucks offer opportunities to interact with a potential market, to test recipes and pricing, and see if the restaurant fits with the community. All across the United States there are examples of food truck businesses evolving into permanent establishments, including El Camion ("the truck") in northwest Seattle that has recently opened a restaurant and bar in the Ballard neighborhood after several years of experience with its two mobile food units. Torchy's Tacos in Austin, Texas, started with a food truck and now has eight bricks-and-mortar restaurants in Austin, Dallas, Fort Worth, and Houston—and two more opening this year. The Lunch Room in Ann Arbor, Michigan, plans to open its bricks-and-mortar location soon, using social media to solicit fans of its existing "Mark's Carts" to become investors in the restaurant.

Along with these potential benefits can come community impacts and possible conflicts. Some of the challenges associated with mobile food trucks might include problems with maintenance, trash, parking, noise, and vehicular and pedestrian circulation. In addition, some restaurateurs may be threatened by this new competition and try to prevent mobile food vending. Food trucks also have their own operational challenges, including dealing with unpredictable weather and maintaining an appropriate inventory despite limited storage.



Russ Herschler

Food truck gatherings are increasingly common in communities with extensive food truck offerings.

The best way to understand and manage the pros and cons of food trucks in individual communities is to solicit public input and dialogue about the needs and wants of the community. For example, Longmont, Colorado, went through an extensive research and public input process, surveying their local chamber of commerce and meeting with prospective mobile food vendors, residents groups, and restaurant owners. Their resulting ordinance language responds to the needs and concerns of the community (Longmont 2011).

ADDRESSING AREAS OF CONCERN THROUGH ZONING

Many communities are updating their codes to accommodate or regulate mobile vending. In June 2012 Grand Rapids, Michigan, included the following statement of intent in a new set of mobile food vending provisions:

> Employment and small business growth in the city can occur while providing a broad range of food choices to the public through careful allowances for temporary concession sales. The provisions of this section are intended to prevent predatory practices on bricks-and-mortar restaurants while allowing for new food vending opportunities that can add vitality to vacant parking lots and underutilized sites . . . (§5.9.32.K).

Other cities, including Phoenix, Arizona (§624.D.87); Chapel Hill, North Carolina (§§10-66–74); and Fort Worth, Texas (§5.406)—just to name a few—adopted regulations in 2012 to allow mobile vending or food trucks. Chapel Hill's provisions note that allowing food trucks will "promote diversification of the town's economy and employment opportunities and support the incubation and growth of entrepreneurial/start-up businesses" but also that food trucks pose "unique regulation challenges."

While specific approaches vary from place to place, communities interested in adding or updating regulations for mobile food vending should start by defining the uses and then consider each of the following questions:

- Where in the community should such uses be permitted?
- How long should a food truck be permitted to stay in one location?

- Are these mobile units just for food sales, or can other goods be sold as well?
- Does the community want to increase activity?
- How can the zoning ordinance address upkeep and maintenance?
- When can food trucks operate?
- How are visitor parking and circulation accommodated?
- How are these uses reviewed and permitted?
- What do vendors and their customers want or need?
- How is signage for the mobile unit regulated?
- How is the site lit to ensure safety?

Location

It is common to allow mobile food vending in commercial districts, but some communities add industrial districts or specify mixed use districts. Start with the community's comprehensive plan—is there a need or desire to increase activities in specific parts of the community? Are there concerns about the impact of single-purpose districts (especially office and industrial) on connectivity, traffic congestion, and business retention and recruitment? Are there any areas in the community where the population is underserved by food choices? Planners can take these concerns to the community and invite residents and business owners to share their thoughts on where mobile food vending might be appropriate and desirable.

Some communities make a distinction between vending on public property, which often requires a license but is not regulated by zoning, and private property, which often requires a temporary use permit and is regulated by the zoning ordinance. When permitted on private property, zoning standards should require evidence of property owner approval.

In consideration for existing facilities, some communities decide that there should be a minimum distance between mobile units and bricks-and-mortar restaurants. Some communities try to limit the impact on adjacent residential uses through a distance requirement or by restrictions on hours of operation. Planners should test these locational restrictions to ensure that realistic business opportunities exist. El Paso, Texas, repealed its locational requirement of 1,000 feet from bricks-and-mortar establishments following a 2011 lawsuit to provide sufficient opportunities for mobile food vendors (Berk and Leib 2012). Attorneys Robert Frommer and Bert Gall argue that separation from other establishments is not necessary and that food truck regulations should be narrowly tailored to legitimate health, safety, and welfare concerns, not regulate competition (2012).

The American Heart Association has also looked at location issues related to mobile food vending. They report that several communities across the country prohibit mobile food vending within a certain distance of schools (or at school release times) to limit the sometimes nutritionally challenged food choices available (2012). Woodland, California, prohibits mobile food vending within 300 feet of a public or private school, but will allow them on school property when approved by the school (§14-15). It a different twist, the Minneapolis Public School System introduced a food truck program this year to offer free nutritious meals to students during the summer months at four different sites in Minneapolis (Martinson 2013).

Duration

The length of time food trucks are permitted to stay in one place varies widely by community and often is related to where mobile food vending is permitted. Some communities allow food trucks on public property but prohibit overnight parking. Where on-street parking is at a premium, communities may consider allowing food trucks to utilize public parking spaces for the same duration as other parked vehicles. Chicago requires food trucks to follow posted meter time restrictions, with no more than two hours in one location. In addition, the city also limits mobile food vending to two hours on private property (§4-8).

In contrast, some communities allow food trucks on private property for up to 30 days or more at one location. For example, Grand Rapids allows concession sales for up to 200 consecutive days over 12 calendar months (§5.9.32.K.6).

Regulations like this may impact vendors in terms of the types of food that can be sold and the manner in which they are prepared, especially when preparation is done on-site. Communities may wish to consider whether the allowed duration is reasonable for food vendors as well as adjacent property owners.



Rodney Arroyo/Clearzoning

This food truck rally in Royal Oak, Michigan, illustrates how a gathering of food trucks can activate an otherwise underutilized space.

Goods Available for Sale

Some communities, like College Station, Texas, are very specific that the goods sold from mobile vending to be food related (§4-20). This is often borne of a desire to start with mobile vending on a limited basis to gauge its impact. As mobile food trucks become more prevalent, surely people will explore the ideas of starting other types of businesses in this format. Communities may wish to consider the questions raised earlier about location and assess whether or not it makes sense to allow other goods in addition to food to be sold in designated areas. For example, Ferndale, Michigan, allows a variety of wares to be sold by a mobile

vendor, including apparel, jewelry, household goods, and furnishings (§§7-73–82). That might be just the place for book publisher Penguin Group (USA) to take its recently introduced first mobile bookstore, which aims to make books accessible where big box retailers aren't located (Edsall 2013).

Number of Units in One Location

Some communities that are getting on board with mobile food vending have started allowing them to congregate for certain events and activities. For example, Royal Oak, Michigan, started a food truck "rally" at their indoor farmers market during colder months. It is a good way to utilize the facility as well as provide entertaining food options for city residents. It has now become a great family event every month year-round, with musical entertainment, bouncy houses, and face painting. The city limits the rally to no more than 10 different trucks with a variety of cuisine for the whole family.



Jill Bahm/Clearzoning

Site amenities like tables and chairs are often easier to accommodate on private property than in a public right-of-way.

According to Market Master Shelly Mazur, "It's nice to be able to offer a family-friendly event in a climate-controlled building with renovated bathrooms and seating."

On the other hand, in its 2010 ordinance, the city of Zillah, Washington, banned mobile food vending altogether, declaring it a "nuisance," and finding that "when mobile vendors congregate in the same area, the heightened intensity of use negatively impacts the surrounding area, particularly by increased trash" (§8.32). Fort Worth tackled this issue head-on, defining a group of food trucks as a "mobile food court" when two or more mobile vending units congregate. They allow these units to function on private property as a single business. To address potential negative impacts, each mobile food court must have its own on-site manager, who is responsible for the maintenance of the area (§5.406).

Trash

The type of standards for trash removal and upkeep will vary depending on the location and duration of the vending. Most communities require waste receptacles for every mobile food vending unit and some further require waste to be removed from a site daily. Keep in mind that where communities allow seating along with the mobile food unit, people will generate more trash on-site than in situations where there is no seating provided and people take their food (and trash) to go.

Hours of Operation

Some communities limit hours of operation to around lunchtime (e.g., 10:30 a.m. until 3:30 p.m.), and others allow sales from early in the morning to late in the evening (e.g., 7 a.m. until 10 p.m.). Some communities place no time limits on these operations in the zoning regulations. Again, consider where these units will be permitted and the potential conflicts with adjacent uses.

Parking and Circulation

Given the mobility of these vendors, they by necessity are typically located in parking areas. Whether in public spaces or a private parking lot, it is important to ensure sufficient parking for existing uses to prevent an undue burden on bricks-and-mortar establishments. For food trucks on private property, communities typically require the vendor to ensure that there is sufficient parking available for its use and any other uses on the site, including the space taken up by the unit itself. Some cities allow public parking areas to be utilized for food trucks, and may even allow metered parking spaces to be used provided the related meter fees are paid. For example, Minneapolis allows a mobile vendor to park at no more than two metered spaces, as long as they are not short-term spaces and are not located within 100 feet of an existing restaurant or sidewalk cafe—unless the restaurant owner gives consent (§188.485.c.7).

Licenses and Permits

Most communities require permits or licenses regardless of whether the trucks operate on public or private property. It is also common for the community to reference compliance with other codes, particularly state or local health codes. These other codes can impact how trucks operate. For example, California's Health and Safety Code requires trucks to have handwashing stations if food is prepared in the truck, but does not require them on trucks selling only prepackaged foods like frozen desserts (§114311).

Some communities cap the number of licenses available for food trucks to limit their impact, but many others do not. Grand Rapids requires a temporary use permit, subject to planning commission approval, and gives standards for consideration (§5.9.32.K.18), including an assessment asking "[w]ill the proposed stand, trailer, wagon or vehicle contribute
to the general aesthetic of the business district and include high quality materials and finishes?"

Site Amenities

Some communities specify that no tables or chairs are permitted, or if they are, then sanitary facilities are also required. There may be flexibility in the permitted arrangements for such facilities (for example, having permission to use such facilities within a reasonable distance of the mobile unit). Frisco, Texas, prohibits connections to po-

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table water, requiring mobile food vendors to store their water in an internal tank. The city also requires vendors to be located within 50 feet of an entrance of a primary building, and drive-through service is expressly prohibited (§3.02.01.A(20)). King County, Washington, requires that all mobile food vending in the county be located within 200 feet of a usable restroom (§5.34).

Signage

Some communities use their existing sign regulations, but others tailor standards for mobile units. In Michigan, both Grand Blanc Township (§7.4.9.F) and Kalamazoo (§§25-63–68) allow one sign on the mobile vending unit itself, but do not allow any other signage. This is fairly common. In many cases, the truck itself essentially functions as one big sign with colorful graphics. Additionally, many mobile food vendors now use social media to get out the word regarding the time and place they will set up shop, potentially reducing the need for additional signage beyond that on the unit itself.

Lighting

Lighting is not as commonly addressed as other issues, especially if a mobile food vending unit is located in an existing developed area, but it is likely presumed that other applicable lighting requirements appropriate to the location are to be followed. Consider adjacent uses and the impact of light trespass and glare. For example, Grand Blanc Township requires mobile food vending units to be lit with available site lighting. No additional exterior lighting is allowed unless permitted by the zoning board of appeals upon finding that proposed exterior lighting mounted to the mobile vending unit will not spill over on to adjacent residential uses as measured at the property line (§7.4.9.F.10).

TESTING, FOLLOW-UP, AND ENFORCEMENT

One of the nice things about mobile food vending is that it is really easy for a community to put a toe in the water and test the impact of regulations on mobile food vendors, other community businesses, and the public, and to adjust the regulations as appropriate. The Metropolitan Government of Nashville-Davidson County, Tennessee, initiated a test phase beginning April 2012 that will provide evaluative data for a successful mobile food vendor program. The program will initially be operated under a temporary permit issued by the Metro Public Works Permit Office for two specified zones, the downtown core and outside of it. Oakland, California, has a pilot program for "Food Vending Group Sites," defined as "the stationary operation of three (3) or more 'mobile food vendors' clustered together on a single private property site, public property site, or within a specific section of public right-of-way" (§5.51).

Before embarking on extensive zoning rewrites, review the suggested considerations with the community to anticipate and plan for appropriate ways to incorporate this use in a reasonable way. Mobile food vending is on the rise all over the country, from urban sites to the suburbs. When regulated appropriately, mobile food vending can bring real benefits to a community, including jobs, new businesses, fresh food, and vitality.

Cover image by Rodney Arroyo; design concept by Lisa Barton

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205 N. Michigan Ave.
Suite 1200
Chicago, IL 60601–5927

1030 15th Street, NW
Suite 750 West
Washington, DC 20005–1503

HOW DOES YOUR COMMUNITY REGULATE FOOD TRUCKS AND OTHER MOBILE VENDORS?

9

TITLE 10: ZONING

New Subsection B to 10-16-3

B. Exception. The parking of mobile food or retail vendor vehicles shall be an exception to Subparagraph A. above when in compliance with Section 10-3-14 and Chapter 5 of Title 3.

New Section 10-3-14

SECTION 10-3-14: MOBILE FOOD VENDOR VEHICLES AND RETAIL VENDOR VEHICLES

A. **PURPOSE:** To encourage and regulate the operation of mobile food vendor and retail vendor vehicles subject to operational standards, on public and private property within the City. These operational standards and application procedures are intended to recognize the opportunity for unique outdoor portable fare and added convenience to persons living and working within Yorkville, while protecting the health, safety and welfare of the general public.

B. DEFINITIONS:

CANTEEN TRUCK: A vehicle that operates to provide food services to workers at locations where access to such services is otherwise unavailable or impractical (e.g., a construction site); from which the operator sells food and beverages that require no on-site preparation or assembly other than the heating of pre-cooked foods; and is not advertised in any form to the general public except by virtue of signage on the vehicle. Products sold from canteen vendor vehicles may include fruits, vegetables, and pre-cooked foods such as hot dogs, prepackaged foods and pre-packaged drinks.

COMMISSARY: A catering establishment, restaurant, or any other place in which food, containers, or supplies are kept, handled, prepared, packaged, or stored.

EDIBLE FOOD PRODUCTS: Products that are ready for immediate consumption, including prepackaged food and food cooked, prepared or assembled on-site. The term "edible food products" does not include fresh produce unless the produce has been packaged, cooked, chopped, sliced, mixed, brewed, frozen, squeezed or otherwise prepared for consumption.

MOBILE FOOD VENDOR VEHICLE: A vehicle, from which edible food products are cooked, prepared or assembled with the intent to sell such items to the general public, provided that food vendor vehicles may also sell other edible food products and beverages that have been prepared or assembled elsewhere. Food vendor vehicle operators may market their products to the public via advertising, including social media. For the purposes of this Title, this shall also include ice cream vendor vehicles, canteen trucks and pushcarts.

LOCATION: Any single parcel or any combination of contiguous parcels owned or controlled by a single entity or affiliated entities.

LOT, IMPROVED: a platted lot or parcel of land upon which a building, structure or other primary use, as defined by the Zoning Ordinance, exists.

LOT, UNIMPROVED: a platted lot or parcel of land upon which no structure or uncompleted structure exists.

MOBILE RETAIL VENDOR VEHICLE: A vehicle from which merchandise is sold and retail sales are made, and is intended to be temporary, or is capable of being moved from one location to another.

PUSHCART: A non-motorized vehicle limited to serving non-potentially hazardous foods or commissary wrapped food maintained at proper temperatures.

SANITIZATION: The effective bactericidal treatment by a process that provides enough accumulative heat or concentration of chemicals for enough time to reduce the bacterial count, including pathogens, to a safe level on utensils and equipment.

VENDOR VEHICLE RALLY: A coordinated and advertised gathering of more than three (3) mobile food vendor and/or mobile retail vendor vehicles, in one location and on a date certain, with the intent to serve the public.

C. GENERAL PROVISIONS:

1. Mobile food vendor vehicles and mobile retail vendor vehicles shall obtain a Certificate of Registration from the Office of the City Clerk in accordance with Title 3, Chapter 5 of the City Code.

2. Mobile food vendor vehicles and mobile retail vendor vehicles must comply with all federal, state, county and local business tax, sales tax and other tax requirements.

3. It shall be a violation to operate a mobile food vendor vehicle or mobile retail vendor vehicle at any location except in compliance with the requirements of this section.

4. Mobile food vendor vehicles and mobile retail vendor vehicles are permitted in all zoning districts of the city, subject to the location and operational standards established in this Title or this Code.

5. Mobile food vendor vehicles and mobile retail vendor vehicles shall not obstruct or interfere with the free flow of pedestrian or vehicular traffic, including but not limited to access to or from any business, public building, or dwelling vehicle, nor shall it restrict the sight distances triangle at driveways and street right-of-way intersections or prevent access of emergency vehicles.

6. Drive-through vending is prohibited. No vendor shall make sales to any person in a vehicle.

7. No amplified music or loudspeakers shall be permitted. Mobile food vendor vehicle and mobile retail vendor vehicles shall comply with the provisions of the Performance Standards in Section 10-13-C-2 of the City Code. All smoke and odors generated by a mobile food vendor vehicle shall comply with the provisions of the Performance Standards in Section 10-13-C-3 and Section 10-13-C-4 of the City Code.

8. Any exterior lighting provided on the mobile food vendor vehicles or mobile retail vendor vehicles shall comply with the Performance Standards in Section 10-13-C-7 of the City Code.

9. No sales or service of alcohol shall be allowed by mobile food vendor vehicles.

10. Mobile food vendor vehicles and mobile retail vendor vehicles shall provide at least one (1) trash receptacle for use by patrons and in a convenient location that does not impede pedestrian or vehicular traffic. All litter or debris generated immediately within the vicinity of the mobile food vendor vehicle or mobile retail vendor vehicle shall be collected and removed by the mobile operator.

D. LOCATION AND OPERATIONAL STANDARDS:

1. Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles Operating within the Public Right-of-Way

    a. Mobile food vendor vehicles and mobile retail vendor vehicles shall be legally parked in full compliance with all state and local parking provisions which apply to the location at which it is parked, including any sign prohibiting the parking or standing of a vehicle or indicating a parking time limit.

    b. Operation of mobile food vendor vehicles and mobile retail vendor vehicles within city parks shall be subject to rules and regulations established by the park board.

    c. No unattended mobile food vendor vehicle or mobile retail vendor vehicle shall be parked or left overnight within a public right-of-way or on any other public property.

    d. Mobile food vendor vehicles or mobile retail vendor vehicles shall not operate within the public right-of-way within 500 feet from any K -12 school building, as defined by the State of Illinois, between the hours of 7:00 a.m. and 4:00 p.m. on regular school days; unless as part of a permitted special event or rally.

    e. Mobile food vendor vehicles or mobile retail vendor vehicles shall not be parked within 25 feet from a street intersection with a crosswalk, traffic light, or stop sign, or within 25 feet from a railroad crossing.

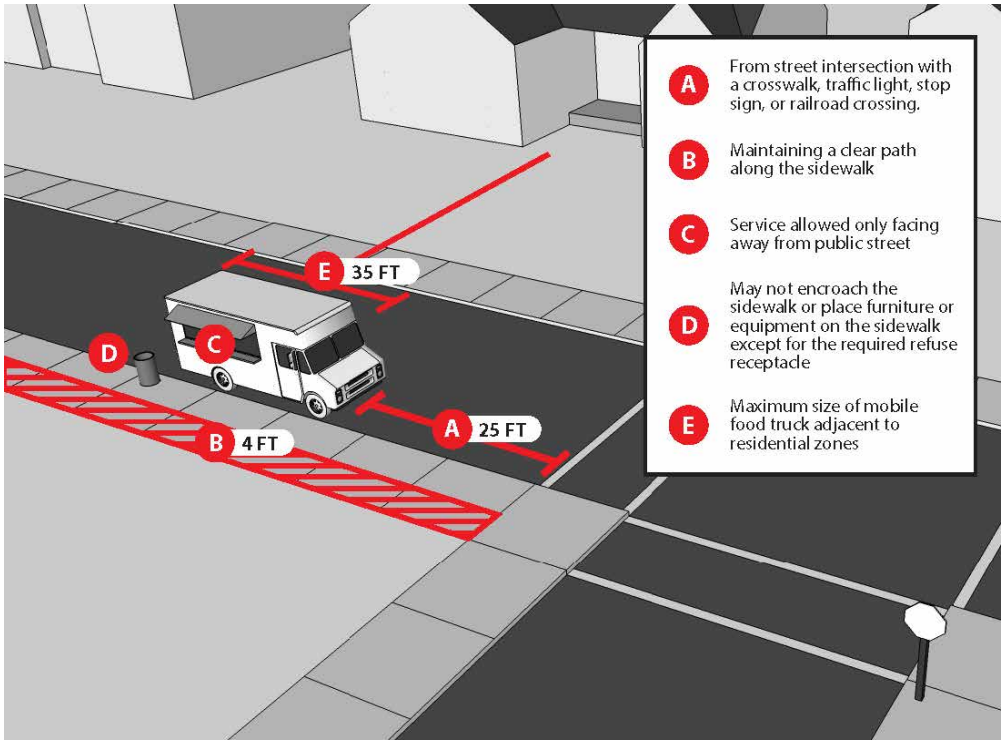
f. Mobile food vendor vehicles or mobile retail vendor vehicle operators shall be responsible for organizing customer queuing in a manner that maintains a clear path along the sidewalk that is at least four (4) feet wide and does not interfere with or obstruct the free passage of pedestrians.

g. All sales and service shall be limited solely to that side of the mobile food vendor vehicle or mobile retail vendor vehicle facing away from the public street.

h. Mobile food vendor vehicles and mobile retail vendor vehicles shall not encroach onto a public sidewalk with any part of the vehicle or any other equipment or furniture related to the operation of its business, except for required refuse receptacles.

i. Mobile food vendor vehicles greater than 35 feet in length, or that occupy more than two on-street parking spaces, are not permitted to operate in the public right-of-way adjacent to residentially zoned properties.

j. Mobile food vendor vehicles or mobile retail vendor vehicles shall not block a lawfully placed monument sign of another business.



2. Mobile Food Vendor Vehicles and Retail Vendor Vehicles Operating on Private Property

a. Mobile food vendor vehicles and retail vendor vehicles may be permitted to operate on private property as a temporary accessory use in all zoning districts.

b. Mobile food vendor vehicles and retail vendor vehicles on private property shall have a notarized letter of permission from the property owner granting the operator the owner's express consent to operate on the site in accordance with the approved Certificate of Registration.

c. Mobile food vendor vehicles and retail vendor vehicles shall not occupy more than 40% percent of required parking spaces on an improved lot or exceed the maximum lot coverage for the district in which it is located on an unimproved lot.

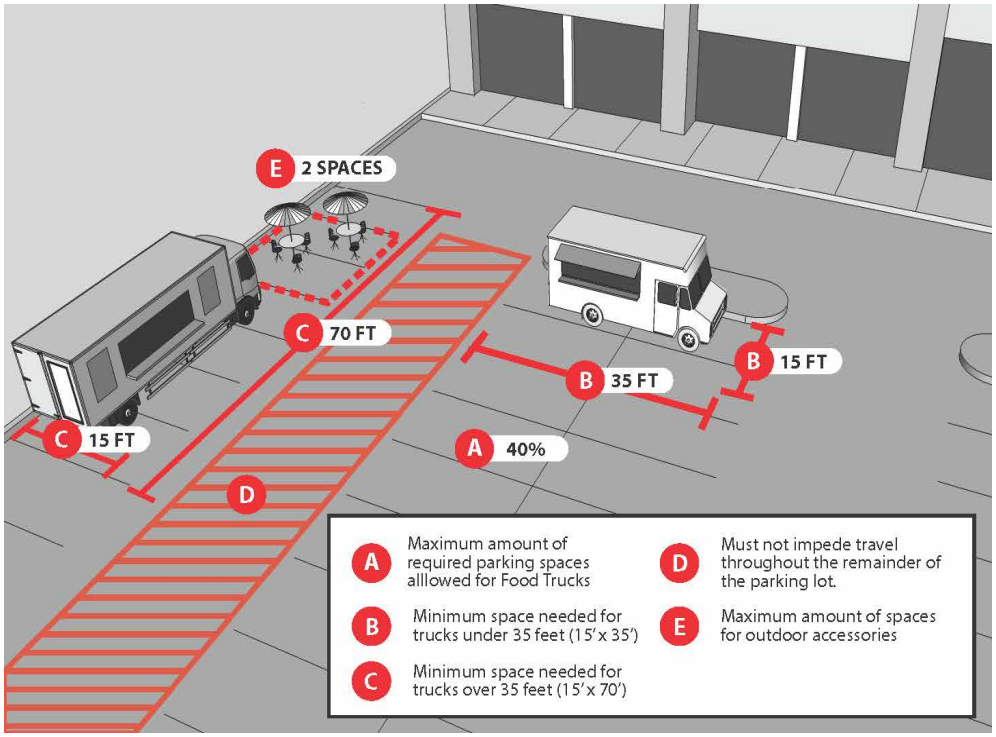
d. The maximum number of mobile food vendor vehicles and retail vendor vehicles permitted on a site shall be determined as follows:

    1. One (1) mobile food vendor vehicle or retail vendor vehicle may operate on the site for every 525 square foot paved area (at least 35 feet by 15 feet in dimension); except that mobile food vendor vehicles or retail vendor vehicles greater than 35 feet in length require a space at least 70 feet by 15 feet.

    2. Mobile food vendor vehicle and retail vendor vehicle operations shall occur upon a paved, level parking area or surface.

    3. Mobile food vendor vehicles and retail vendor vehicles parked within required parking areas shall not impede pedestrian or vehicle ingress or egress through the remainder of the parking area or adjacent public right-of-way.

    4. Mobile food vendor vehicles and retail vendor vehicles may be permitted to have canopies and outdoor seating areas, provided these additional outdoor accessories may not occupy more than two (2) parking spaces per mobile food vendor vehicle or retail vendor vehicle.



3. Canteen Trucks Operating on Private Property

    a. Canteen Trucks operating on private property shall have a notarized letter of permission from the property owner granting the operator the owner's express consent to operate on the site in accordance with the approved Certificate of Registration.

    b. Canteen Trucks may operate on an unimproved lot or parcel, only if such lot or parcel or an adjoining lot or parcel is undergoing permitted construction activity.

    c. Canteen Trucks shall not block fire lanes, designated construction traffic lanes for ingress or egress or access to or from the construction site.

    d. No unattended Canteen Truck shall be parked overnight on any property.

4. Private Vendor Service by Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles

    a. Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles may provide private sales service within the public right-of-way and on private property in residential districts only.

    b. Private vendor services by Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles shall be limited to private guests of the event host only. No walk-up customers are permitted.

    c. Payment shall occur directly between the event host and the Mobile Food Vendor Vehicle and retail vendor vehicle. No payment transactions shall occur for individual orders.

    d. All operational standards for operating a Mobile Food Vendor Vehicle and Mobile Retail Vendor Vehicle as provided in this section shall apply.

Draft 12/5/2018

Chapter 5: Sanitation and Mobile Vendors

Article A. Food Service and Sanitation

Article B. Mobile Vendor Vehicles

Article C. Truck Rally Special Events

ARTICLE A. FOOD SERVICE AND SANITATION

3-5A-1: FOOD SERVICE AND SANITATION:

A. Regulations Adopted: The Food Protection Ordinance adopted by the County of Kendall as Ordinance 17-01 on January 17, 2017 together with all appendices thereto, and all subsequent amendments is hereby adopted as the regulations governing the sanitation procedures and control for the storage, preparation and serving of food within the city with such amendments as hereinafter set forth in this chapter.

ARTICLE B. MOBILE VENDOR VEHICLES

3-5B-1: DEFINITIONS:

The words and terms set forth in this section, wherever they occur in this chapter, shall be construed as herein defined:

CANTEEN TRUCK: A vehicle that operates to provide food services to workers at locations where access to such services is otherwise unavailable or impractical (e.g., a construction site); from which the operator sells food and beverages that require no on-site preparation or assembly other than the heating of pre-cooked foods; and is not advertised in any form to the general public except by virtue of signage on the vehicle. Products sold from canteen vendor vehicles may include fruits, vegetables, and pre-cooked foods such as hot dogs, prepackaged foods and pre-packaged drinks.

COMMISSARY: A catering establishment, restaurant, or any other place in which food, containers, or supplies are kept, handled, prepared, packaged, or stored.

EDIBLE FOOD PRODUCTS: Products that are ready for immediate consumption, including prepackaged food and food cooked, prepared or assembled on-site. The term "edible food products" does not include fresh produce unless the produce has been packaged, cooked, chopped, sliced, mixed, brewed, frozen, squeezed or otherwise prepared for consumption.

MOBILE FOOD VENDOR VEHICLE: A vehicle, from which edible food products are cooked, prepared or assembled with the intent to sell such items to the general public, provided that food vendor vehicles may also sell other edible food products and beverages that have been prepared or assembled elsewhere. Food vendor vehicle operators may market their products to the public via advertising, including social media. For the purposes of this Title, this shall also include ice cream vendor vehicles, canteen trucks and pushcarts.

LOCATION: Any single parcel or any combination of contiguous parcels owned or controlled by a single entity or affiliated entities.

LOT, IMPROVED: a platted lot or parcel of land upon which a building, structure or other primary use, as defined by the Zoning Ordinance, exists.

LOT, UNIMPROVED: a platted lot or parcel of land upon which no structure or uncompleted structure exists.

MOBILE RETAIL VENDOR VEHICLE: A vehicle from which merchandise is sold and retail sales are made, and is intended to be temporary, or is capable of being moved from one location to another.

PUSHCART: A non-motorized vehicle limited to serving non-potentially hazardous foods or commissary wrapped food maintained at proper temperatures.

SANITIZATION: The effective bactericidal treatment by a process that provides enough accumulative heat or concentration of chemicals for enough time to reduce the bacterial count, including pathogens, to a safe level on utensils and equipment.

VENDOR VEHICLE RALLY: A coordinated and advertised gathering of more than three (3) mobile food vendor and/or mobile retail vendor vehicles, in one location and on a date certain, with the intent to serve the public.

3-5B-2: CERTIFICATE OF REGISTRATION REQUIRED:

Every person desiring to engage in mobile vendor services within the city is hereby required to make written application for a certificate of registration as hereinafter provided. It shall be unlawful for any person to engage in mobile vendor service without having first obtained said certificate of registration. Said certificate shall be carried by the applicant while engaged in mobile vendor service and shall be displayed at all times in a place readily visible to all customers. The term for mobile vendor registrations shall commence on January 1 and shall expire on December 31 of each year.

3-5B-3: MOBILE VENDOR SERVICE ON PUBLIC PROPERTY:

A. It shall be unlawful for any person or entity to operate as a mobile food or retail vendor on property owned by a governmental entity including streets, roadways, alleys, sidewalks, parks, or right of ways within the city without first having obtained a certificate of registration from the office of the city clerk. Application for a certificate of registration shall be made upon a form provided by the office of the city clerk and filed with such. The applicant shall truthfully state in full the information requested on the application:

1. Applicant name, present place of residence, length of residence at such address, phone number, business name, business address, type of business, length of time in type of business being applied for.

2. Name, address, phone number for all drivers or operators of the mobile vendor vehicles;

3. Identification: Copy of current state photo identification or driver's license from all applicants, members, partners, officers, drivers, and operators;

4. Description of vendor services: Description sufficient for identification of the mobile service provided by the merchant which the applicant will engage in;

5. List of the mobile vehicles/trucks or pushcarts intended to be operated including the make, model, year, vehicle identification number and license plate number for each;

6. Date Of Previous Application: The date, or approximate date, of the latest previous application for certificate under this chapter, if any;

7. Revocation History: Whether a certificate of registration issued to the applicant under this chapter has ever been revoked;

8. History of violation convictions: Whether the applicant, driver, or operator has ever been convicted of a violation of any of the provisions of this chapter or the ordinance of any other Illinois municipality regulating the activities of mobile vendors;

9. History of Conviction Of A Felony: Whether the applicant, driver, or operator has ever been convicted of the commission of a felony under the laws of the state of Illinois or any other state or federal law of the United States;

10. Tax Identification Number: Each applicant shall produce an Illinois department of revenue identification number for the retailers' occupation tax. No license shall be issued if the applicant does not have an identification number except that no identification number shall be required if a mobile vendor is sponsored by or working for a religious, educational, or charitable organization where such organization is entirely a nonprofit organization and who can furnish the city with a "tax exempt number" and written proof of its "tax exempt status";

11. Health Certificate: Any mobile food vendor shall be required to obtain a health inspection certificate from the Kendall County public health department. Said certificate shall be required to do business under a certificate of registration under this title in the city of Yorkville;

12. Photo of The Applicant: Each applicant, driver, and operator shall submit a photo that must be the same size as required for passports being two inches by two inches (2" x 2")

13. Insurance. The applicant shall obtain and maintain in force comprehensive general liability, broad form property damage and blanket contractual liability insurance in a combined single limit amount, per claim and aggregate of at least one million dollars ($1,000,000.00) covering the applicant’s operations. Such insurance shall name, on a special endorsement form, the City of Yorkville, its elected and appointed boards, commissions, officers, agents and employees as additional insurers. A certificate of insurance shall contain provisions that prohibit cancellations, modifications, or lapse without thirty (30) days prior written notice to the city’s Clerks Office.

B. All statements made by the applicant upon the application or in connection therewith shall be under oath.

C. The office of the city clerk shall require every applicant, driver, and operator to submit to fingerprinting by the police department in connection with the application for certificate. The applicant, driver, and operator shall pay the fee as set by the Illinois state police for fingerprint submissions.

D. The office of the city clerk shall cause to be kept an accurate record of every application received and acted upon together with all other information and data pertaining thereto and all certificates of registration issued under the provisions of this chapter and of the denial of applications.

E. No certificate of registration shall be issued to any person who has been convicted of the commission of a felony under the laws of the state of Illinois or any other state or federal law of the United States, within five (5) years of the date of the application; nor to any person who has been convicted of a violation of any of the provisions of this chapter, nor to any person whose certificate of registration issued hereunder has previously been revoked as herein provided.

F. Each applicant for mobile service on public property shall pay a two hundred dollar ($200.00) application fee per application. The application fee covers the first mobile vehicle/truck or pushcart. Additional mobile vehicles/trucks or pushcarts will be one hundred dollars ($100.00) each. All fees are nonrefundable. No application fee shall be charged of a mobile ~~food~~ vendor sponsored by or working for a religious, educational, or charitable organization where such organization is entirely a nonprofit organization and who can furnish the city with a "tax exempt number" and written proof of its "tax exempt status.

3-5B-4: MOBILE VENDOR SERVICE ON PRIVATE PROPERTY:

A. It shall be unlawful for any person or entity to operate as a mobile food or retail vendor on private property without first having obtained a certificate of registration from the office of the city clerk. Application for a certificate of registration shall be made upon a form provided by the office of the city clerk and filed with such. The applicant shall truthfully state in full the information requested on the application:

1. Applicant name, present place of residence, length of residence at such address, phone number, business name, business address, type of business, length of time in type of business being applied for.

2. Name, address, phone number for all drivers or operators of the mobile vendor vehicles;

3. Identification: Copy of current state photo identification or driver's license from all applicants, members, partners, officers, drivers, and operators;

4. Description Of Mobile Food Service: Description sufficient for identification of the mobile service provided by the merchant which the applicant will engage in;

5. List of the mobile food vehicles/trucks or pushcarts intended to be operated including the make, model, year, vehicle identification number and license plate number for each;

6. Date Of Previous Application: The date, or approximate date, of the latest previous application for certificate under this chapter, if any;

7. Revocation History: Whether a certificate of registration issued to the applicant, driver, or operator under this chapter has ever been revoked;

8. History of violation convictions: Whether the applicant, driver, or operator has ever been convicted of a violation of any of the provisions of this chapter or the ordinance of any other Illinois municipality regulating the activities of mobile vendors;

9. History of Conviction Of A Felony: Whether the applicant, driver, or operator has ever been convicted of the commission of a felony under the laws of the state of Illinois or any other state or federal law of the United States;

10. Tax Identification Number: Each applicant shall produce an Illinois department of revenue identification number for the retailers' occupation tax. No license shall be issued if the applicant does not have an identification number except that no identification number shall be required if a mobile food vendor is sponsored by or working for a religious, educational, or charitable organization where such organization is entirely a nonprofit organization and who can furnish the city with a "tax exempt number" and written proof of its "tax exempt status";

11. Health Certificate: Any mobile food vendor shall be required to obtain a health inspection certificate from the Kendall County public health department. Said certificate shall be required to do business under a certificate of registration under this title in the city of Yorkville;

12. Photo of The Applicant: Each applicant, driver, and operator shall submit a photo that must be the same size as required for passports being two inches by two inches (2" x 2").

13. Mobile Food and Retail Vendors operating on private property shall have a notarized letter of permission from each property owner granting the operator the owner's express consent to operate on the site in accordance with the approved certificate of registration.

14. Insurance. The applicant shall obtain and maintain in force comprehensive general liability, broad form property damage and blanket contractual liability insurance in a combined single limit amount, per claim and aggregate of at least one million dollars ($1,000,000.00) covering the applicant's operations. Such insurance shall name, on a special endorsement form, the City of Yorkville, its elected and appointed boards, commissions, officers, agents and employees as additional insurers. A certificate of insurance shall contain provisions that prohibit cancellations, modifications, or lapse without thirty (30) days prior written notice to the city's Clerks Office.

B. All statements made by the applicant upon the application or in connection therewith shall be under oath.

C. The office of the city clerk shall require every applicant, driver, and operator to submit to fingerprinting by the police department in connection with the application for certificate. The applicant, driver, and operator shall pay the fee as set by the Illinois state police for fingerprint submissions.

D. The office of the city clerk shall cause to be kept an accurate record of every application received and acted upon together with all other information and data pertaining thereto and all certificates of registration issued under the provisions of this chapter and of the denial of applications.

E. No certificate of registration shall be issued to any person who has been convicted of the commission of a felony under the laws of the state of Illinois or any other state or federal law of the United States, within five (5) years of the date of the application; nor to any person who has been convicted of a violation of any of the provisions of this chapter, nor

to any person whose certificate of registration issued hereunder has previously been revoked as herein provided.

F. Each applicant shall pay a twenty-five dollar ($25.00) application fee per application. The application fee covers the first mobile vehicle. Additional mobile vehicles will be ten dollars ($10.00) each. All fees are nonrefundable. No application fee shall be charged of a mobile vendor sponsored by or working for a religious, educational, or charitable organization where such organization is entirely a nonprofit organization and who can furnish the city with a "tax exempt number" and written proof of its "tax exempt status".

3-5B-5: ISSUANCE OF CERTIFICATE:

A. The office of the city clerk, after consideration of the application and all information obtained relative thereto, shall, within ten (10) business days of application, approve or deny the application. If the person does not possess the qualifications for such certificate, as herein required, and the issuance of a certificate of registration to the applicant would not be in accord with the intent and purpose of this chapter or Section 13-3-14, then the office of the city clerk shall deny the application. Endorsement shall be made by the office of the city clerk upon the application of the denial of the application. If the applicant is found to be fully qualified, the certificate of registration shall be issued within five (5) business days of the application approval so long as the application fees have been fully paid.

B. The registration requirement for mobile vending vehicles is waived for all city sponsored special events.

3-5B-6: MOBILE FOOD SERVICE:

A. Mobile food vendor vehicles shall comply with the requirements of this article, except as otherwise provided in this section and Section 13-3-14. The health department may impose additional requirements to protect against health hazards related to the conduct of the food service establishment as a mobile operation, may prohibit the sale of some or all potentially hazardous food and, when no health hazard will result, may waive or modify requirements of this article relating to physical facilities except those requirements of this section.

B. All food items available for sale and the price of each item must be posted on the exterior of the mobile food vendor vehicle.

C. Mobile food vendor vehicles serving only food prepared, packaged in individual servings, transported, and stored under conditions meeting the requirements of this article or beverages that are not potentially hazardous and are dispensed from covered urns or other protected equipment, need not comply with requirements of this chapter pertaining to the necessity of water and sewage systems nor to those requirements pertaining to the cleaning and sanitization of equipment and utensils if the required equipment for cleaning and sanitization exists at the commissary.

D. A mobile food vendor vehicle requiring a water system shall have a potable water system under pressure. The system shall be of sufficient capacity to furnish enough hot and cold water for food preparation, utensil cleaning and sanitizing, and hand washing, in accordance with the requirements of this chapter. The water inlet shall be located so that it will not be contaminated by waste discharge, road dust, oil or grease, and it shall be

kept capped unless being filled. The water inlet shall be provided with a transition connection of a size or type that will prevent its use for any other service. All water distribution pipes or tubing shall be constructed and installed in accordance with the requirements of this chapter.

E. If liquid waste results from operation of a mobile food unit, the waste shall be stored in a permanently installed retention tank that is of at least fifteen percent (15%) larger capacity than the water supply tank. Liquid waste shall not be discharged from the retention tank when the mobile food unit is in motion. All connections on the vehicle for servicing mobile food unit waste disposal facilities shall be of a different size or type than those used for supplying potable water to the mobile food unit. The waste connection shall be located lower than the water inlet connection to preclude contamination of the potable water system.

3-5B-7: COMMISSARY:

A. Mobile food vendor vehicles shall operate from a commissary or other fixed food service establishment and shall report at least daily to such location for all supplies and for all cleaning and servicing operations.

B. The commissary or other fixed food service establishment used as a base of operation for mobile food vendor vehicles shall be constructed and operated in compliance with the requirements of this chapter.

3-5B-8: SERVICING AREA AND OPERATIONS:

A. A mobile food vendor vehicles servicing area shall be provided and shall include at least overhead protection for any supplying, cleaning, or servicing operation. Within this servicing area there shall be a location provided for the flushing and drainage of liquid wastes separate from the location provided for water servicing and for the loading and unloading of food and related supplies. This servicing area will not be required where only packaged food is placed in the mobile food unit or pushcart or where mobile food vending vehicles do not contain waste retention tanks. The surface of the servicing area shall be constructed of a smooth nonabsorbent material, such as concrete or machine laid asphalt and shall be maintained in good repair, kept clean, and be graded to drain.

B. Potable water servicing equipment shall be installed according to law and shall be stored and handled in a way that protects the water and equipment from contamination. The mobile food unit liquid waste retention tank, where used, shall be thoroughly flushed and drained during the servicing operation. All liquid waste shall be discharged to a sanitary sewerage disposal system in accordance with Yorkville-Bristol sanitary district rules and regulations.

3-5B-9: TIME LIMIT/RESTRICTIONS ON MOBILE VENDOR UNITS:

A. Mobile vendors may conduct business from nine o'clock (9:00) A.M. to eight thirty o'clock (8:30) P.M. Sunday through Saturday, including holidays unless such business is located on private property or as part of a city sponsored special event.

B. Mobile vendors are not licensed to conduct business door to door.

C. It shall be unlawful for any person, mobile food vendor vehicle operator to drink any alcoholic beverages, shout or call to prospective customers, or to disturb the peace in any manner while on duty.

D. Sale of food from mobile food vendor vehicles shall be prohibited as follows:

1. In any city park, or on city park property, including parking lots unless the mobile food vendor has received a park vending permit from the city's parks and recreation department.

2. In any area where the operation impedes vehicular or pedestrian travel as determined by the chief of police or his designee.

E. The city has the ability to restrict the location of mobile food vendors should it be determined the location creates a parking shortage, parking issue, or unsafe parking conditions.

ARTICLE C. TRUCK RALLY SPECIAL EVENTS

3-5C-1 TRUCK RALLY SPECIAL EVENTS

A. Applicability and Approval:

All truck rallies of more than three (3) Mobile Food Vendor Vehicles and/or Mobile Retail Vendor vehicles on public or private property require:

1. Issuance of a permit for a truck rally shall be subject to the review and approval of:
    a. The Community Development Director for all conditions relating to the Zoning Code.
    b. The Director of Parks and Recreation for any truck rally within a city park,
    c. The Public Works Director and Police Chief for any truck rally in the public right-of-way, and
2. Traffic control and pedestrian safety in the vicinity of the event shall be the responsibility of the permittee of the event.

B. Permit Application

1. In order to obtain a truck rally permit, the entity or organization hosting the truck rally, or the property owner of the location of the truck rally, must complete an application form provided by the City Clerk.
2. An application fee of fifty dollars ($50.00) shall be required for all truck rally special events.
3. The application shall be submitted no later than 30 days prior to the proposed event and shall include the following information:
    a. Name and address of the owner of the entity or organization hosting the truck rally.
    b. Name of person in charge of the truck rally and a telephone number that may be used to contact such person during the vendor vehicle rally.

c. Name, address and a contact phone number of the owner of the property on which the vendor vehicle rally will be held.

d. Location map of the general area within 500 feet surrounding the proposed truck rally site.

e. A dimensioned site plan of the property on which the food truck rally will be held, showing proposed location of each food truck including distances from adjacent buildings, streets and other trucks; location of any portable restroom facilities, if applicable; and location of any stages, tents, seating areas and any other facilities, structures or equipment to be used in conjunction with the food truck rally.

f. Written description of the plans for the food truck rally, including parking locations, traffic control plans and the anticipated hours of operation.

g. A list of all mobile food truck and/or mobile retail vendor vehicles participating in the food truck rally, along with confirmation that each vehicle operator has obtained or will obtain a Certificate of Registration with the Office of the City Clerk in accordance with Title 3: Business and License Regulations, Chapter 5 Food and Food Dealers, Article B. Mobile Food Vendor Vehicles of the City Code.

h. Dates and hours of operation requested for the truck rally.

i. An executed indemnification agreement in favor of the City of Yorkville for truck rallies occurring within the public right-of-way or public property.

j. The permittee shall obtain and maintain in force comprehensive general liability, broad form property damage and blanket contractual liability insurance in a combined single limit amount, per claim and aggregate of at least one million dollars ($1,000,000.00) covering the permittee's operations on the sidewalk or right-of-way. Such insurance shall name, on a special endorsement form, the City of Yorkville, its elected and appointed boards, commissions, officers, agents and employees as additional insurers. A certificate of insurance shall contain provisions that prohibit cancellations, modifications, or lapse without thirty (30) days prior written notice to the city's Clerks Office.

C. Financial Guarantee

1. The city may establish requirements for the posting of a financial guarantee prior to issuance of a truck rally permit within the public right-of-way to ensure that:

a. The premises will be cleared of all trash and debris immediately after the truck rally ends.

b. Any damage to the public right-of-way resulting from the truck rally is repaired.

c. Any financial guarantee required shall be returned to the applicant only after all costs for removal of debris or repairs to public right-of-way damage have been deducted.

d. In the event the financial guarantee is not sufficient to cover such costs, the entity or organization hosting the food truck rally shall be responsible for paying all remaining costs.

D. Inspections

An application for a truck rally permit shall be subject to inspections by the Building Code Official and Fire Marshal prior to the start of the event, including but not limited to, inspections of all lighting and electrical equipment, tents, stages and other temporary facilities brought to the site.

E. Enforcement

1. Each of the following circumstances constitute a violation of this article, for which a citation may be issued by the city:

   a. Operation of a mobile vendor vehicle without a current, valid certificate or permit. Provided that each day and each separate location at which a mobile food vendor vehicle or mobile retail vendor vehicle is operated without a current, valid certificate or permit shall be considered a separate violation.

   b. Holding a truck rally without a permit or failing to comply with the conditions of approval for a truck rally permit.

   c. Failure to comply with any other provision of this article or Title.

   d. Citations may be issued to the mobile food vendor vehicle, mobile retail vendor vehicle operator, employee, organizing or hosting entity, or the property owner on which the vehicles are operated.

UNITED CITY OF YORKVILLE, ILLINOIS
800 Game Farm Road
Yorkville, IL 60560

FOOD TRUCK REGULATIONS

What if I want a food truck in the **PUBLIC RIGHT-OF-WAY?**



Food trucks must be legally parked in full compliance with all state and local parking provisions.

Food trucks within City parks shall be subject to rules and regulations established by the park board.

No unattended food truck may be parked or left overnight.

Food trucks shall not operate within 500 feet from any K -12 school building between the hours of 7:00 a.m. and 4:00 p.m. on regular school days; unless as part of a permitted special event or rally.

Food trucks cannot be parked within 25 feet from a street intersection with a crosswalk, traffic light, or stop sign, or within 25 feet from a railroad crossing.

Food truck operators must organize customers to keep a clear path along the sidewalk that is at least four (4) feet wide.

Food trucks must face away from the public street.

Food trucks may not encroach onto the sidewalk with the vehicle or any equipment related to its operation, except for refuse receptacles.

Food trucks greater than 35 feet in length, or that occupy more than two on-street parking spaces, are not permitted to operate adjacent to residentially zoned properties.

Food trucks shall not block a lawfully placed monument sign of another business.

A food truck operator must obtain a certificate of registration from the office of the city clerk.

Food truck operators shall pay a $200 application fee per application. The application fee covers the first food truck. Additional food trucks will be $100 each.

Complete regulations may be found in sections 3-5 and 10-3 of the Yorkville City Code.

UNITED CITY OF YORKVILLE, ILLINOIS
800 Game Farm Road
Yorkville, IL 60560

FOOD TRUCK REGULATIONS

What if I want a food truck on **PRIVATE PROPERTY?**



Food trucks may be permitted to operate as a temporary accessory use in all zoning districts.

The maximum number of food trucks permitted on a site shall be determined as follows:

One food truck may operate on the site for every 525 square foot paved area except that food trucks greater than 35 feet in length require a space at least 70 feet by 15 feet.

All operations shall occur upon a paved, level parking area or surface.

Food trucks parked within required parking areas shall not impede pedestrian or vehicle ingress or egress through the remainder of the parking area or adjacent public right-of-way.

Food trucks may be permitted to have outdoor seating areas, but may not occupy more than 2 parking spaces per truck.

Food truck operators must have a notarized letter of permission from the property owner granting them consent to operate on site.

A food truck operator must obtain a certificate of registration from the office of the city clerk.

Food truck operators shall pay a $25 application fee per application. The application fee covers the first food truck. Additional food trucks will be $10 each.

Food trucks shall not occupy more than 40% of required parking spaces on an improved lot. Also, they may not exceed the maximum lot coverage of their respective zoning district.

Complete regulations may be found in sections 3-5 and 10-3 of the Yorkville City Code.

UNITED CITY OF YORKVILLE, ILLINOIS
800 Game Farm Road
Yorkville, IL 60560

FOOD TRUCK REGULATIONS

What if I want to hold a **FOOD TRUCK RALLY?**



A food truck rally is any event which has more than 3 food trucks on public or private property.

Issuance of a food truck rally permit shall be reviewed and approved by:

- Community Development Director
- Parks and Recreation Director
- Director of Public Works
- Police Chief

Traffic control and pedestrian safety of the event is the responsibility of the permittee of the event.

A truck rally permit will be subject to inspections conducted by the Building Code Official and Fire Marshal prior to the event.

A food truck rally operator must complete an application form provided by the City Clerk, including map of the area, site plan, description of parking and traffic control plans, list of vendors and dates/hours of the event.

An application fee of $50 shall be required for all truck rally special events.

The application must be submitted at least 30 days prior to the event.

For truck rallies held in the public right-of-way, the City may require for a posting of a financial guarantee prior to issuance of a permit to cover costs related to clearing trash and debris, and any damage to the public right-of-way.

Complete regulations may be found in sections 3-5 and 10-3 of the Yorkville City Code.

PUBLIC NOTICE OF A HEARING BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISION

NOTICE IS HEREWITH GIVEN THAT the United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 3: General Zoning Provisions of the United City of Yorkville Zoning Ordinance to create a new subsection regarding mobile food and retail vendor vehicles. The amendment will provide location and operational standards after the required business registration of the vendor and vehicle for food trucks and similar mobile vendors conducting business within the public right-of-way and on private property.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing at a meeting on said amendments on **Wednesday, December 12, 2018 at 7 p.m.** at the Yorkville City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

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

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk