



## **United City of Yorkville**

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

### **AGENDA CITY COUNCIL MEETING Tuesday, April 9, 2019 7:00 p.m.**

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

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#### **Call to Order:**

#### **Pledge of Allegiance:**

#### **Roll Call by Clerk: WARD I**

Carlo Colosimo  
Ken Koch

#### **WARD II**

Jackie Milschewski  
Arden Joe Plocher

#### **WARD III**

Chris Funkhouser  
Joel Frieders

#### **WARD IV**

Seaver Tarulis  
Jason Peterson

#### **Establishment of Quorum:**

#### **Amendments to Agenda:**

#### **Presentations:**

1. Certificate for Yorkville's Representative for the Mrs. Illinois Pageant – Jordan Weeks
2. Eagle Scout Presentations
3. AACVB Municipal Marketing Program 2018 Review

#### **Public Hearings:**

#### **Citizen Comments on Agenda Items:**

#### **Consent Agenda:**

1. EDC 2019-36 Ordinance Clarifying the Requirements for Micropigmentation Services – *authorize the Mayor and City Clerk to execute*

#### **Minutes for Approval:**

1. Minutes of the Regular City Council – March 12, 2019

#### **Bills for Payment (Informational): \$473,018.34**

#### **Mayor's Report:**

1. CC 2019-20 Proclamation for Motorcycle Awareness Month
2. CC 2019-21 Ordinance Authorizing the Twelfth Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2018 and Ending on April 30, 2019

#### **Public Works Committee Report:**

**Economic Development Committee Report:**

1. EDC 2019-24 Ordinance Approving a Third Amendment to the Amended Annexation Agreement and Planned Unit Development Agreement (O’Keefe Subdivision)

**Public Safety Committee Report:**

**Administration Committee Report:**

**Park Board:**

**Planning and Zoning Commission:**

1. PZC 2019-03 and EDC 2019-25 Hively Landscaping
  - a. Ordinance Approving the First Amendment to the Annexation and Planned Unit Development Agreement for a Portion of the Windmill Farms Development (Hively Development)
  - b. Ordinance Approving the Rezoning to the B-3 General Business Zoning District and the A-1 Agricultural District of the Property Located Near the Intersection of Illinois Routes 71 and 126 and Repeal of Ordinance 2008-42 as it Applies to the Property (Hively Landscaping)

**City Council Report:**

**City Clerk’s Report:**

**Community and Liaison Report:**

**Staff Report:**

**Mayor’s Report (cont’d):**

3. CC 2019-19 Ordinance Approving the 2019-2020 Fiscal Budget

**Additional Business:**

**Executive Session:**

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

**Citizen Comments:**

**Adjournment:**

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COMMITTEES, MEMBERS AND RESPONSIBILITIES

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**ADMINISTRATION: April 17, 2019 – 6:00 p.m. – City Hall Conference Room**

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman:	Alderman Milschewski	Finance
Vice-Chairman:	Alderman Plocher	Administration
Committee:	Alderman Funkhouser	
Committee:	Alderman Peterson	

COMMITTEES, MEMBERS AND RESPONSIBILITIES cont'd:

**ECONOMIC DEVELOPMENT: May 7, 2019 – 6:00 p.m. – City Hall Conference Room**

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
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: July 3, 2019 – 6:30 p.m. – City Hall Conference Room**

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

**PUBLIC WORKS: April 16, 2019 – 6:00 p.m. – City Hall Conference Room**

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
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  
CITY COUNCIL  
**Tuesday, April 9, 2019**  
7:00 PM  
CITY COUNCIL CHAMBERS

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**AMENDMENTS TO AGENDA:**

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**PRESENTATIONS:**

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1. Certificate for Yorkville's Representative for the Mrs. Illinois Pageant – Jordan Weeks
  
  
  
  
  
  
  
  
  
  
2. Eagle Scout Presentations
  
  
  
  
  
  
  
  
  
  
3. AACVB Municipal Marketing Program 2018 Review



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**CITIZEN COMMENTS ON AGENDA ITEMS:**

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**CONSENT AGENDA:**

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1. EDC 2019-36 Ordinance Clarifying the Requirements for Micropigmentation Services

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

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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\_\_\_\_\_

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**MINUTES FOR APPROVAL:**

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1. Minutes of the Regular City Council – March 12, 2019

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

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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\_\_\_\_\_

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**BILLS FOR PAYMENT:**

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## 1. Bills for Payment (Informational)

☐ Notes \_\_\_\_\_

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**MAYOR'S REPORT:**

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## 1. CC 2019-20 Proclamation for Motorcycle Awareness Month

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

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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2. CC 2019-21 Ordinance Authorizing the Twelfth Amendment to the Annual Budget for the Fiscal Year  
Commencing on May 1, 2018 and Ending on April 30, 2019

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

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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## ECONOMIC DEVELOPMENT COMMITTEE REPORT:

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1. EDC 2019-24 Ordinance Approving a Third Amendment to the Amended Annexation Agreement and Planned Unit Development Agreement (O'Keefe Subdivision)

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

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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## PLANNING AND ZONING COMMISSION:

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1. PZC 2019-03 and EDC 2019-25 Hively Landscaping

- a. Ordinance Approving the First Amendment to the Annexation and Planned Unit Development Agreement for a Portion of the Windmill Farms Development (Hively Development)

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

☐ Removed \_\_\_\_\_

- b. Ordinance Approving the Rezoning to the B-3 General Business Zoning District and the A-1 Agricultural District of the Property Located Near the Intersection of Illinois Routes 71 and 126 and Repeal of Ordinance 2008-42 as it Applies to the Property (Hively Landscaping)

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

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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**MAYOR'S REPORT (CONT'D):**

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3. CC 2019-19 Ordinance Approving 2019 – 2020 Fiscal Budget

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**ADDITIONAL BUSINESS:**

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**CITIZEN COMMENTS:**

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

Agenda Item Number

Presentation #3

Tracking Number

### Agenda Item Summary Memo

**Title:** AACVB Municipal Marketing Program

**Meeting and Date:** City Council – April 9, 2019

**Synopsis:** Please see attached.

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

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

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

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

#### Agenda Item Notes:

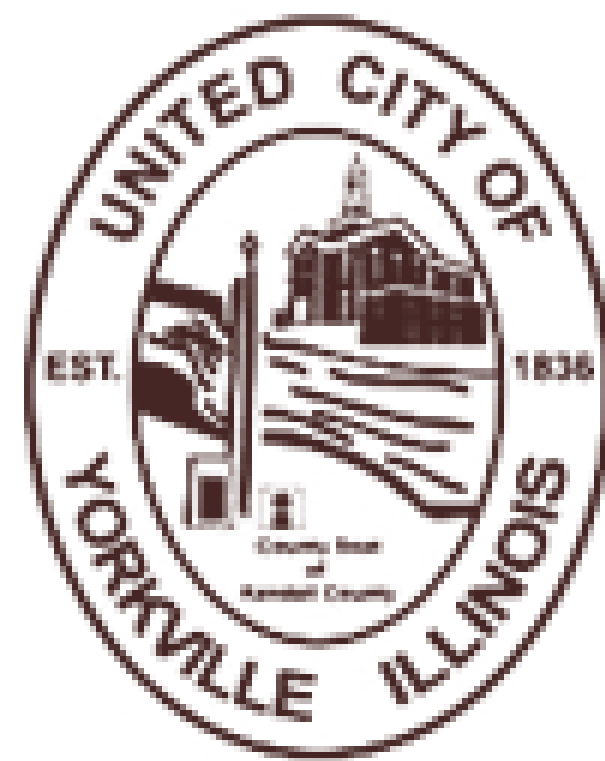
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*United City of*  
**Yorkville** ILLINOIS

# **2018 Municipal Marketing Co-Op Program Report**






# Campaign Overview

Our objective in the second year of Yorkville's marketing co-op program was to continue to position Yorkville as a unique destination within the Aurora Area.

In 2018 we increased our digital spend while continuing to find key opportunities to promote Yorkville to consumers & travel media.




**#GoYorkville**

Yorkville, Illinois, is a hidden gem for road trippers and weekend warriors seeking a quick getaway. With its tree-lined riverfront and small-town vibe backed by a vibrant dining & nightlife scene, you might be surprised by the fun you'll find in this city of under 20,000 due west an hour outside of Chicago.

Learn more at [GoYorkville.com](http://GoYorkville.com)

**YORKVILLE** PARKS & RECREATION **aurora area** [playinaurora.com](http://playinaurora.com) **ILLINOIS** ONLY FOR THE AMAZING?

**#GO YORKVILLE**



Visit Yorkville for fun festivals, outdoor adventure, vibrant nightlife, and where you can beat the heat at the state's largest waterpark.

**aurora area** [playinaurora.com](http://playinaurora.com)

**YORKVILLE** PARKS & RECREATION **ILLINOIS** ONLY FOR THE AMAZING?

**#GOYORKVILLE**

**aurora area** [playinaurora.com](http://playinaurora.com)



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**#GOYORKVILLE**

Visit Yorkville for fun festivals, outdoor adventure, vibrant nightlife, and where you can beat the heat at the state's largest waterpark.

**aurora area** [playinaurora.com](http://playinaurora.com) **YORKVILLE** PARKS & RECREATION **ILLINOIS** ONLY FOR THE AMAZING?



Hundreds of Illinois prisoners languish behind bars waiting for Dorothy Brown to do her job

Dealing with slaughter in the schools. Congress should follow the example of John Wayne

By Michael Miner  
06.00 AM

Having Our Say is a fitting tribute to the indomitable Delany sisters

By Dan Jakes  
06.00 AM

The Laramie Project charts an important moment in the struggle for LGBTQ rights in

JUNE 7-10, 2018 • MANCHESTER, TN

**bonnaroo**  
MUSIC & ARTS FESTIVAL

**TICKET GIVEAWAY!**  
Chicago Reader has partnered with Bonnaroo® Music & Arts Festival 2018 to give you the chance to win 4-day tickets to this year's festival, June 7 - 10, 2018

**ENTER MAY 21 - 31  
FOR A CHANCE TO WIN**

**Aurora Area CVB** Written by James Cardis [?] · October 16 at 2:46 PM · 🌐

Beer, barbecue, and big whitewater rapids: a day on the Fox River in downtown Yorkville, Illinois. [#GoYorkville](#)



[ENJOYAURORA.COM](http://ENJOYAURORA.COM)

**Kayaking the Marge Cline Whitewater Course in Yorkville, Illinois** [Learn More](#)

1,993 People Reached 34 Engagements

👍👏👏 Marcy Turek, Karla Price and 6 others 1 Comment

👍 Like 💬 Comment ➦ Share 📷

Most Relevant ▾

Write a comment...

👍👏👏 Marcy Turek Tracie Ianni....next summer! 🌞👍👏 1

Like · Reply · Message · 21m

**Enjoy Yorkville.**



**ILLINOIS** ONLY FOR THE AMAZING?



**Family Traditions**  
**Riverfront Festivals**  
**Downtown Dining**  
**Vibrant Nightlife**

Start a new family tradition with holiday events, attractions, and outdoor adventure—or enjoy a night on the town with festive fare at intimate venues and cozy downtown eateries. Tour hidden gem shops, take in a show, and spend quality time taking in scenic views of a picturesque stretch of the Fox River.

Plan your getaway today at [GoYorkville.com](http://GoYorkville.com)

**aurora area** [playinaurora.com](http://playinaurora.com) **YORKVILLE** PARKS & RECREATION



# Campaign Spend

Our 2018 municipal marketing co-op budget for Yorkville was \$26,000. We used these funds to advertise on behalf of Yorkville, reaching relevant audiences with diverse interests matching up to the attractions & events available to visitors.



■ Digital (65%) ■ Print (35%)

Item	Category	Cost	Added value
Chicago Reader / Sun Times Summer Guides	Print & Digital	<b>\$7,125</b>	Full page advertisements in key summer issues, \$1,500 publishers' discounts, and over 100K digital impressions earned from Chicago Reader home page takeover.
Social Media Advertising	Digital	<b>\$7,000</b>	Dedicated Yorkville ads targeting relevant audiences via Facebook, Instagram, and Twitter
SEM & Display Advertising	Digital	<b>\$4,000</b>	Content, display, and search engine ads for Yorkville earned 1.06 MM impressions in 2018
Naperville Magazine	Print	<b>\$3,600</b>	Full page presence in Restaurant and Holiday themed issues with e-blast to 15,000 consumers and \$500 publisher's discounts.
Aurora Area Go Guide	Print	<b>\$2,300</b>	High impact branded message supporting Yorkville editorial. Reaches over 40,000 consumers considering a visit to the Aurora Area.
Neighborhood Tourist	Print	<b>\$2,000</b>	2x frequency full page ads in Food & Drink and Holiday issues, publisher discounts totaling \$1,500
Rack Card Distribution	Print	<b>N/A</b>	Yorkville destination rack cards distributed via Illinois Welcome Centers and Tollway Kiosks. Added value of \$5,000.



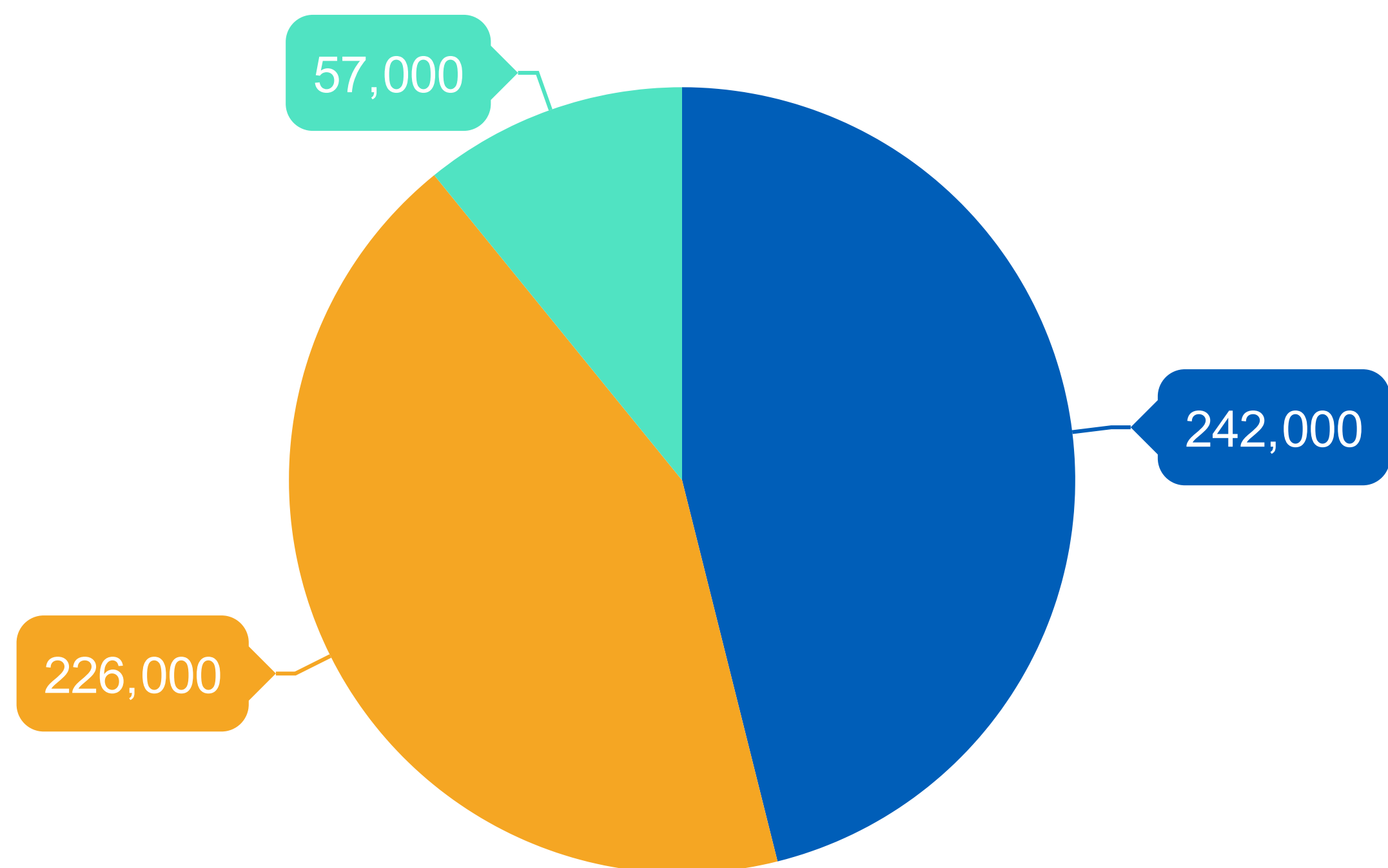
# Social Media

The Aurora Area CVB dedicated social media marketing & advertising to promoting Yorkville in 2018. Our campaign included combined destination messages, event-driven promotions, and family fun content oriented around Raging Waves Waterpark.



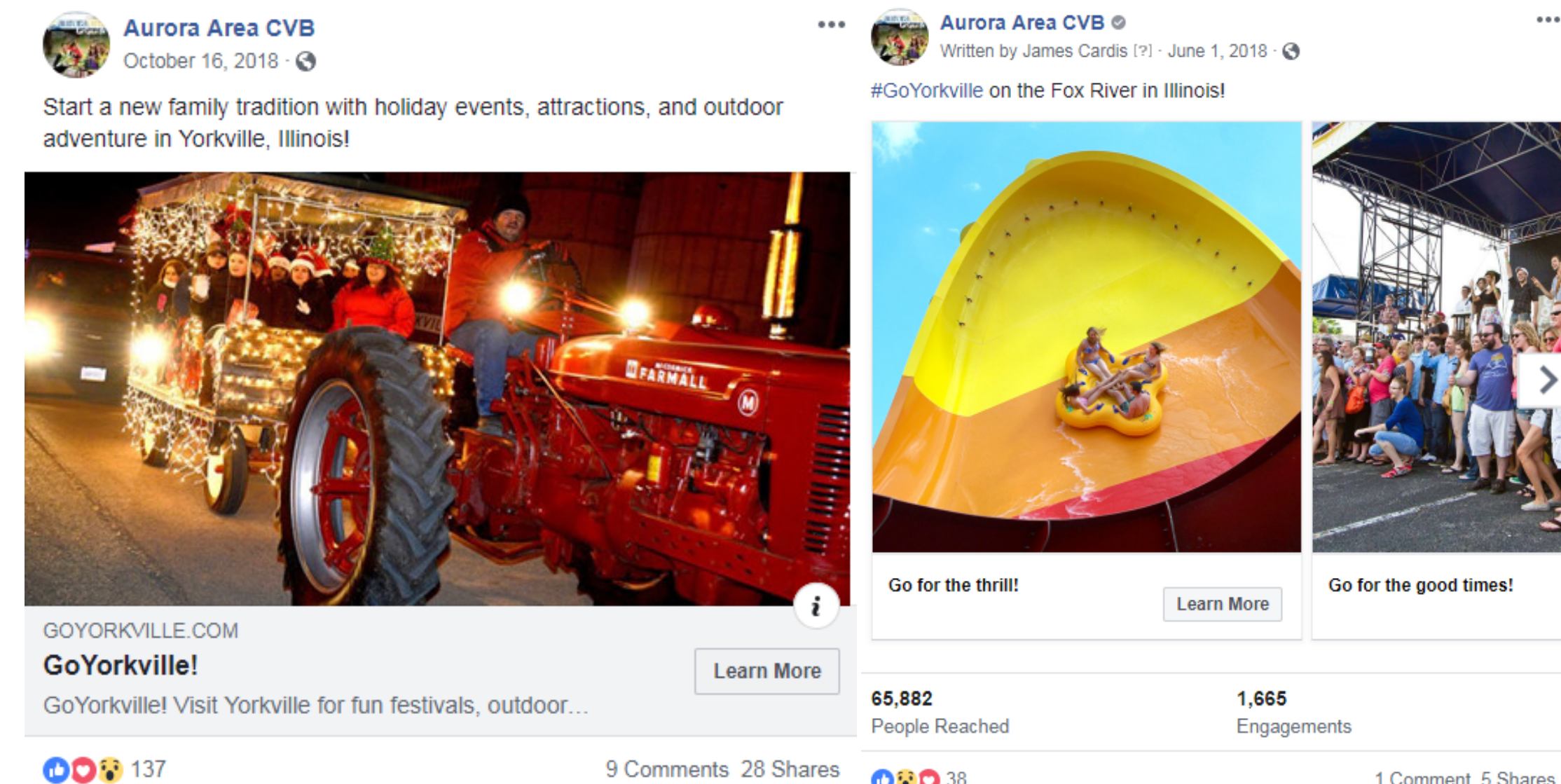
OpenWideTheWorld @OpenWideTheWrlD · 19 Sep 2018  
A3 Our fav recent outdoor experience was #hosted right here in @AuroraArea - whitewater kayaking! w/@TravelingTed & @WorkMomTravels #MWTravel enjoyaurora.com/kayaking-marge...

## Social Media Share of voice by topic in our social posts & advertising on Twitter, Facebook, and Instagram.



## Highlights:

- Facebook & Twitter social ads generated **over 1MM impressions** for Yorkville content in 2018.
- Aurora Area CVB social ads contributed over 1/3 of all traffic to GoYorkville.com.
- Marge Cline Whitewater FAM Tour continues to generate website traffic & social engagement into 2019.





# Website Stats

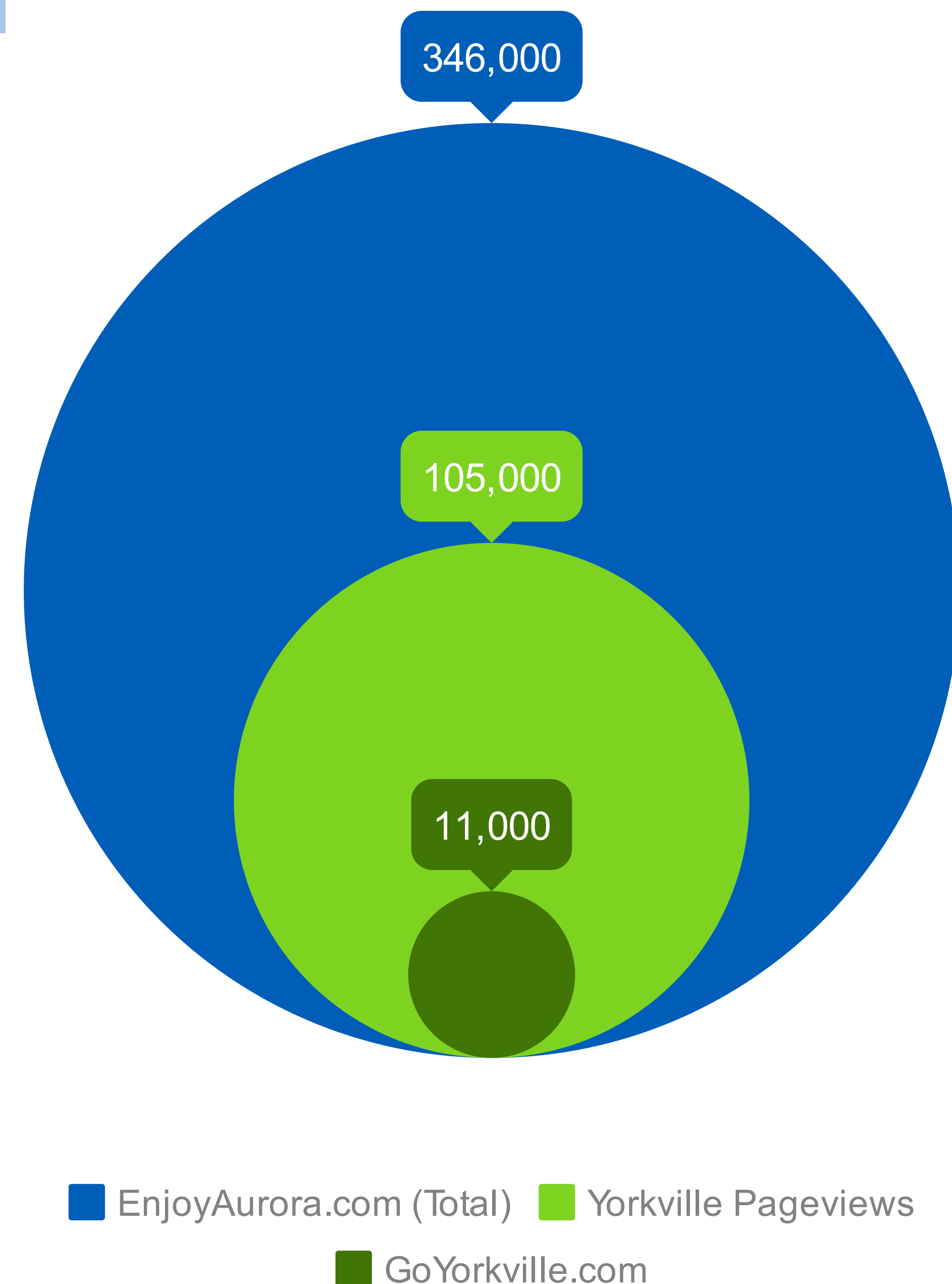
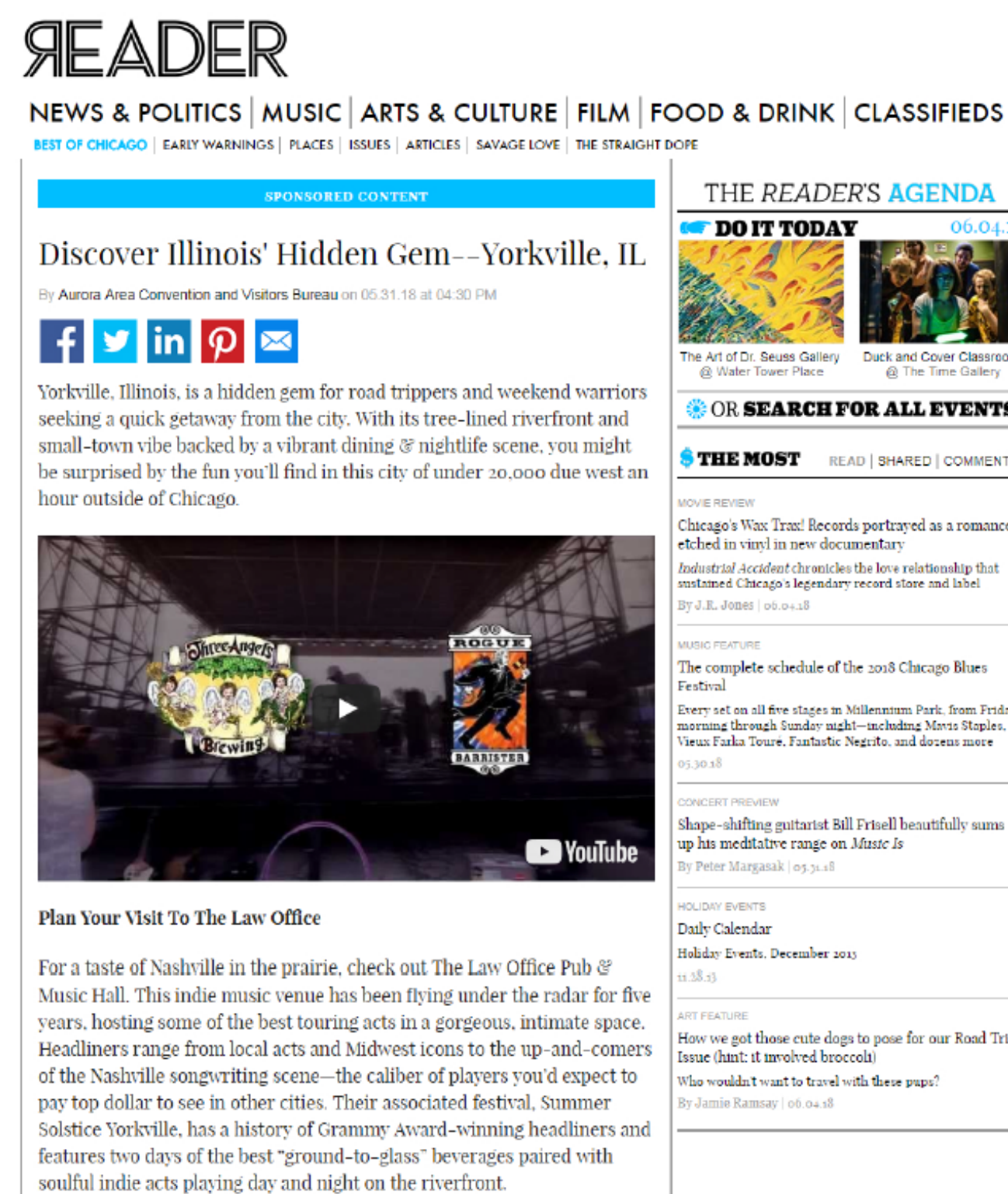
The Aurora Area CVB dedicated website content, display, and search engine advertising to promote Yorkville in 2018. As a result, pageviews to Yorkville content at enjoyaurora.com were way up in 2018.

## Yorkville Website Highlights

- 105,000 total pageviews for Yorkville content at EnjoyAurora.com, a 155% increase over 2017.
- 11,000 pageviews for GoYorkville.com, a 129% increase over 2017.

## Yorkville content marketing & SEM

- 800,000 impressions earned via content marketing
- 200,000 impressions earned via Chicago Reader homepage takeover and sponsored content
- 61,000 impressions and 2,500 total clicks achieved via search engine marketing





# Media Highlight

The Aurora Area CVB hosted a Yorkville Whitewater & Dining FAM tour for Chicagoland travel bloggers in August 2018. The visit generated over 100,000 immediate and evergreen impressions via social media for Yorkville.

## Kayaking the Marge Cline Whitewater Course in Yorkville, Illinois

Posted on 08/30/2018 by Julie Ap, Open Wide the World



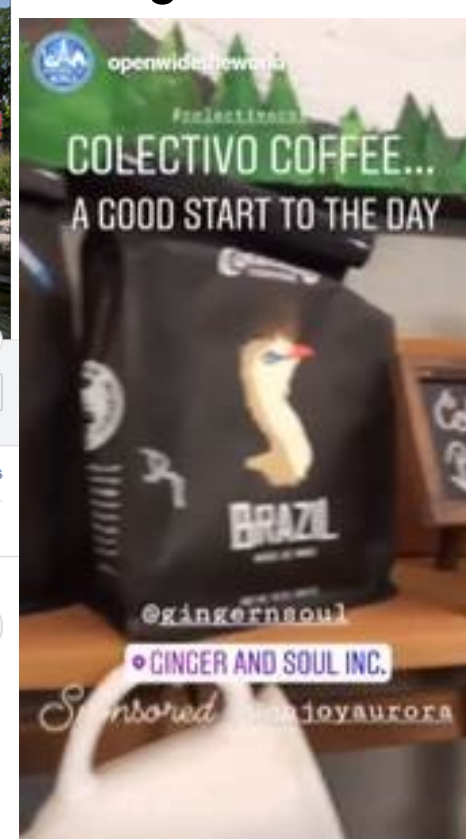
Hanging from a capsized kayak, my body upside-down and under water, I was torn between exhilaration and panic. In the dark water of the river, I couldn't see a thing. Time seemed to freeze as I held my breath, wondering how long I would be in this position.

Just as I found myself edging more toward panic than exhilaration, my kayak was flipped right-side up. I felt the sun on my face as I breathed in a welcome burst of fresh air. Panic disappeared and exhilaration hit!

This was how my wildest day since moving to Illinois began.



### Breakfast at Ginger & Soul



### Lunch at Southbank Original Barbecue



### Dinner at Crusade Burger Bar



## “Whitewater not for me!” and other lessons learned at Marge Cline Whitewater Course in Yorkville, Illinois

Francesca · January 9, 2019 · 3 Comments

This post contains affiliate links. Read full disclosure [here](#).

I genuinely enjoy kayaking and canoeing but don't have much opportunity to paddle while at home in Chicago. My paddling adventures typically happen while I'm traveling. That being said, I don't normally research where to paddle in and around Chicago. So, I was rather elated to learn that there is a prime kayaking spot in my own proverbial backyard.

### MEET FRANCESCA AND HER FAMILY



Francesca is a Chicago-based travel blogger and working mom of one nerdtastic little girl and the sweetest boy in the universe. Francesca aims to show that working parents, like her and her husband, can still enjoy what they fancy in life after having kids. For Francesca, it is travel - with and without her family - music, and premium beverages, including craft beer and bourbon. [Read More...](#)

### LET'S CONNECT!



# Advertising Overview

The Aurora Area CVB placed print ads in select venues targeting likely visitors to attractions & events in Yorkville.

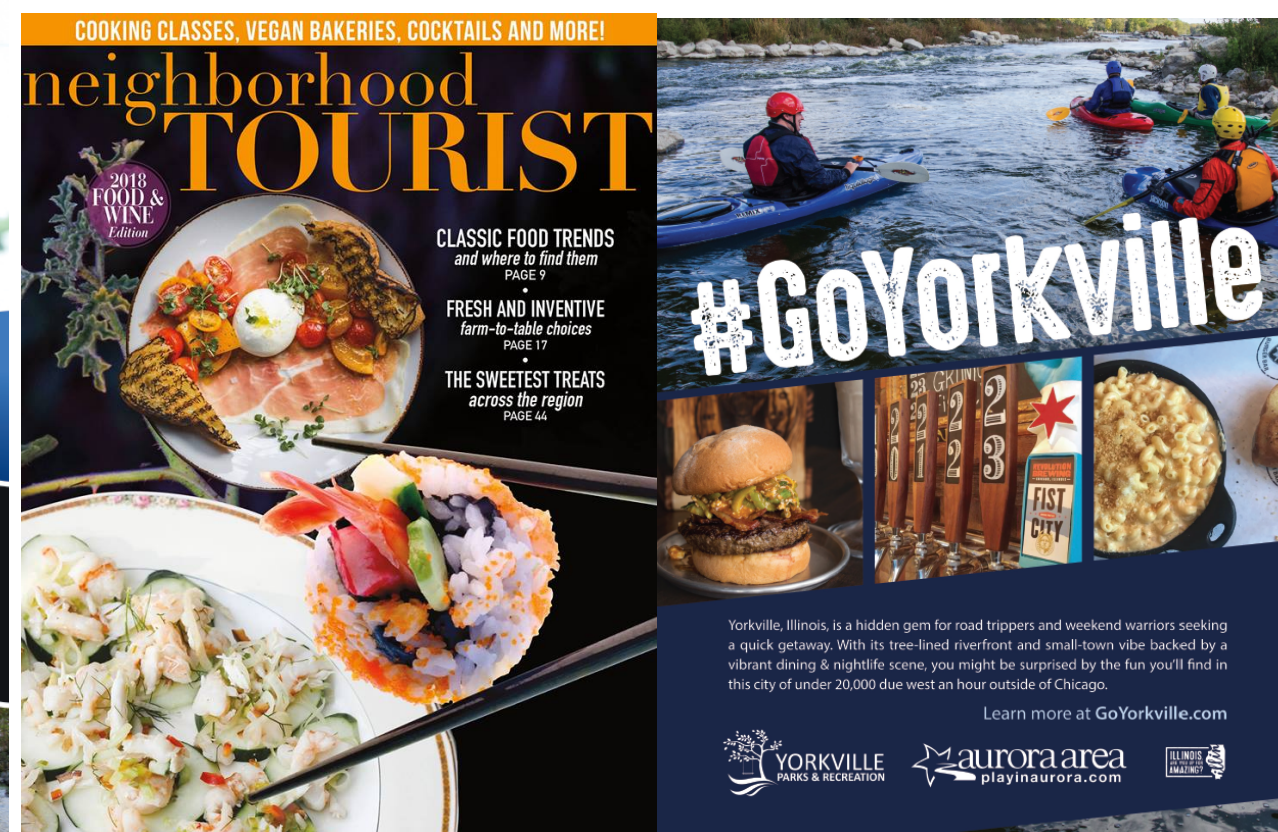
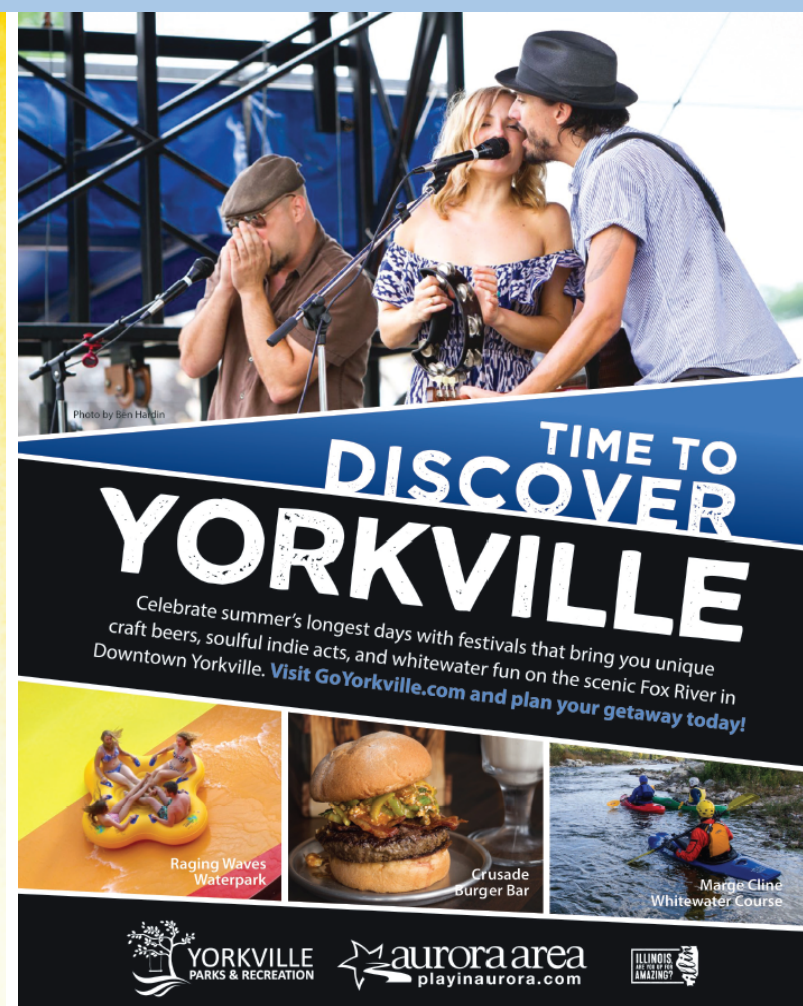
Yorkville's ads were placed into a circulation totaling **935,000 consumers** throughout Chicagoland and abroad.



**Chicago Sun-Times — Summer Guide**  
**Circulation 120,000**  
 Full, Page 10 ad bundled to subscribers and available at newsstand



**Chicago Reader - June 2018**  
**Circulation 294,000**  
 Sponsored content & homepage takeover for 2-issue travel/road trip run.



**Neighborhood Tourist - July 2018**  
**Circulation 90,000**  
 Full page ad following lead editorial in Food & Wine themed issue.



**Neighborhood Tourist - December 2018**  
**Circulation 90,000**  
 Full page ad in Holiday themed issue.



**Aurora Area Go Guide 2018**  
**Circulation 40,000**  
 Full page ad following Yorkville editorial in primary consumer marketing piece



**Naperville Magazine - July 2018**  
**Circulation 150,000**  
 Half page ad in "Best of Naperville" issue.



**Naperville Magazine - November 2018**  
**Circulation 150,000**  
 Full page ad in holiday planning issue.





## 2019 Yorkville Marketing Co-op Plan

Prepared by James Cardis, Director of Marketing

Aurora Area Convention and Visitors Bureau – [james@enjoyaurora.com](mailto:james@enjoyaurora.com) – 630.256.3193

### Marketing Plan Overview

- The objective of this plan is to build on the success of the 2018 marketing co-op: extending the reach of and engagement with Yorkville's travel message and building a library of content for use in promoting Yorkville.
- We will pursue audiences with varied interests to match what Yorkville has to offer in the areas of dining, nightlife, festivals, outdoor recreation, and family fun.
- The purchasing power of the Aurora Area CVB will benefit Yorkville in negotiating add-ons, reducing advertising costs, and securing expanded placements in select venues. In 2018, the Aurora Area CVB saved over \$8,500 in publisher's discounts on advertising and in distribution of its marketing collateral.
- In 2019, we will build a robust library of high quality digital media for use by the United City of Yorkville and Yorkville Park District as well as the Aurora Area CVB to promote Yorkville as a distinct destination.
- The total projected allocation for Yorkville's co-op marketing budget is \$26,000.

### Planned Spend

#### 2018 Aurora Area Go Guide

- Full page ad in the Aurora Area CVB's flagship destination marketing product
- Dedicated Yorkville branded message delivered to a highly qualified audience of in-market and prospective travelers

**Projected spend: \$2,000**

#### Photo & Video Production

- Build a library of high-quality photography & video assets for use in promoting Yorkville as a year-round travel destination.

**Projected spend: \$7,000**

#### West Suburban Living

- Budgeted for one (1) full page ad to supplement February 2019 Yorkville Town Focus issue.

**Committed spend: \$1,800**

#### Naperville Magazine

- Budgeted for one (1) full page placement (or best package) to run alongside Yorkville editorial
- Circulation of 45,000+ to a relevant local staycation/day-trip audience

**Projected spend: \$2,000**

#### Neighborhood Tourist Magazine

- Budgeted for two (2) full page placements (or best package) utilizing the Aurora Area CVB's publisher discounts
- Award-winning product hits Shaw Media's entire 90,000+ subscriber base

**Projected spend: \$1,000**

#### Digital Marketing

- Mix of social media advertising, search engine marketing, display advertising, content promotion, and retargeting on visits to [www.GoYorkville.com](http://www.GoYorkville.com).

**Projected spend: \$12,200**



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

Agenda Item Number

Consent Agenda #1

Tracking Number

EDC 2019-36

### Agenda Item Summary Memo

**Title:** Micropigmentation (Semi-Permanent/Cosmetic Tattooing Service) - Text Amendment

**Meeting and Date:** City Council – April 9, 2019

**Synopsis:** Discussion of a text amendment to Title 3 Chapter 10: Tattooing and Body Piercing  
Regulations related to “micropigmentation” semi-permanent cosmetic technique.

#### Council Action Previously Taken:

Date of Action: EDC 04-02-19 Action Taken: Moved forward to CC consent agenda.

Item Number: EDC 2019-36

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Krysti J. Barksdale-Noble Community Development  
Name Department

#### Agenda Item Notes:

See attached memo.



# Memorandum

To: Economic Development Committee  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Jason Engberg, Senior Planner  
Date: March 12, 2019  
Subject: **Micropigmentation (Permanent Cosmetics/Body Art Services)  
Text Amendment**

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## **Background & Request**

As the Economic Development Committee will recall in May of 2018, the City approved an ordinance amending the text to Title 3 Chapter 10: Tattoo and Body Piercing Establishments of the City Code to identify microblading services as semi-permanent eyebrow embroidery, and then exempt this service from the 700-foot buffer restriction for tattooing establishments. This amendment was at the sole behest of a proprietor leasing space in a downtown building located immediately across the street from a multi-family residential property.

Since the approval, the same business owner has inquired about offering other permanent cosmetic tattooing procedures, such as lip and eyeliner, which do not fall within the narrow definition of microblading but considered tattooing. The business owner's salon is located at 101 E. Center Street and within 700 feet of residentially zoned property, thereby not permissible for tattooing services.

Therefore, **staff is recommending** amending the text to identify all "micropigmentation" permanent cosmetic procedures as exempted services from the required 700' buffer from any residential, office or agricultural zoning district requirement as now stipulated in Title 3 Chapter 10: Tattoo and Body Piercing Establishments of the City's Business and License Regulations.

## **Existing Ordinances**

As mentioned previously, all tattooing and body piercing services are regulated in the City by Title 3: Business and License Regulations of the City Code. According to the City Attorney, the City's current definition of "tattooing" found in Section 3-10-1 (see below) is the same definition contained in the State's Tattoo and Body Piercing Establishment Registration Act which would preclude such micropigmentation services, such as permanent lip coloring or permanent eyeliner, to obtain a license from the City Clerk's Office. While there are exemptions for doctors to perform tattooing without requiring a State or City license, there are no exceptions for others to perform cosmetic tattooing services without licensure.

Although the Zoning Code identifies "tattooing and body piercing establishments" as outright permitted land uses in all business zoned districts, Title 3: Business and License Regulations of the City Code has additional restrictions related to tattooing and body piercing services which would apply to "micropigmentation" as outlined below:

### **3-10-1: Definitions**

**TATTOOING:** Making permanent marks on the skin of a live human being by puncturing the skin and inserting indelible colors. "Tattooing" includes imparting

permanent makeup on the skin, such as permanent lip coloring and permanent eyeliner.

### **3-10-2: License Required**

It shall be unlawful for any person, firm or corporation to maintain and operate a tattoo establishment, with or without body piercing, or a body piercing establishment without first having obtained a license as hereinafter provided.

### **3-10-5: Premises Regulations**

No tattoo or body piercing establishment, except an establishment that only performs microblading that shall not have to comply with subsections B, and J through O of this section, shall receive a license or be operated, established or maintained unless the establishment shall comply with each of the following minimum regulations...

J. No establishment shall be allowed within five hundred feet (500') of another existing tattoo or body piercing establishment.

K. No establishment shall be allowed within five hundred feet (500') of an adult use as defined in this Code.

L. No establishment shall be allowed within seven hundred feet (700') of any zoning district which is zoned for single-family suburban residence district (R-1), single-family traditional residence district (R-2), duplex, two-family attached residence district (R-2D), multi-family attached residence district (R-3), general multi-family residence district (R-4), office district (O), agricultural district (A-1).

M. No establishment shall be allowed within five hundred feet (500') of a preexisting school or place of worship.

N. No establishment shall be allowed in a building or structure which contains another business that sells or dispenses in some manner alcoholic beverages.

O. For the purposes of this chapter, measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the lot or parcel containing the adult use to the property line of the lot or parcel containing the nearest adult use, school, place of worship, or district zone for residential.

### **Micropigmentation Research**

“Micropigmentation,” as defined by the American Academy of Micropigmentation (AAM), is the art and science of implanting micro-insertions of pigment into the skin using either a machine or hand-tool resulting in semi-permanent or permanent cosmetic/makeup applications such as lip color, eyeliner, eyebrow embroidery (microblading) and scalp/hairlines.

According to professional estheticians, micropigmentation differs from traditional tattoo inks in that typically, it consists of fine particles in a liquid suspension, as opposed to the fully dissolved inks used for traditional tattooing. The particulate nature of micro-pigmentation and the various “natural pigments” reputedly used in their manufacture are said to contribute to their semi-permanency. Various operations offering semi-permanent skin-coloring treatments claim that skin



coloration will last anything from 1 to 5 years depending on skin type and level of exposure to the sun. A brief explanation and image of the various permanent cosmetic techniques are provided below:

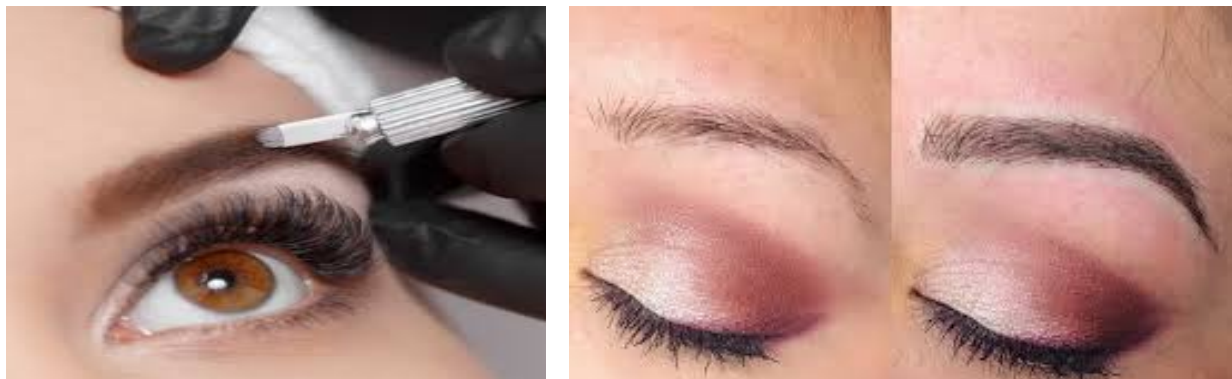
***Permanent Lip Liner, Lip Color or Blending:*** A natural appearing permanent cosmetic lip liner can be applied to give more definition, correct uneven lips, which will result in a fuller appearance. The procedure also helps prevent lipstick from bleeding and can minimize the appearance of wrinkles.<sup>1</sup>



***Permanent Eyeliner:*** A permanent makeup cosmetic technique which employs tattoos as a means of producing designs that resemble eyeliner, top and/or bottom.



***Eyebrow Embroidery (Microblading):*** A semi-permanent to permanent cosmetic tattooing process performed using a grouping or configuration of needles affixed to a handle to manually create lines that resemble eyebrow hairs.



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<sup>1</sup> <https://www.spcp.org/thinking-of-getting-a-cosmetic-tattoo/lipliner/>

**Scalp/Hairline Tattooing:** A cosmetic scalp micropigmentation technique that gives the illusion of a close buzz cut hairstyle on a bald head. The procedure can also be used to conceal the scars from hair transplantation or to make thinning hair seem thicker.



### *Surrounding Communities*

Staff has also conducted research on how other nearby communities address tattooing and semi-permanent cosmetic applications in their ordinances. While we found that most communities do not expressly have a definition or use category for “micropigmentation”, some do regulate the use either as part of body art or tattooing services as listed below:

<b>Plainfield, IL</b>	Special Use (for all beauty/nail salons & body art services)
<b>Naperville, IL</b>	Conditional Use (tattooing services)
<b>Oswego, IL</b>	Special Use
<b>Homer Glen, IL</b>	Permitted Use (exempted from tattooing regulations same as ear piercing is exempted from body piercing services)

While some local communities have opted to treat body art and tattooing services as Special or Conditional Uses, the City Council in 2014, as part of the Zoning Code Update, approved the reclassification of tattooing and body art services from special uses to outright permitted uses in all business zoned districts.

### **Proposed Text Amendment**

Staff proposes the following amendments to Title 3 Chapter 10: Tattoo and Body Piercing Establishments of the City Code:

1. Section 3-10-1: Definitions
  - a. Deletion of the definition “MICROBLADING” in its entirety
  - b. Replace with “MICROPIGMENTATION: a cosmetic procedure whereby micro-insertion of pigment is implanting into the skin using either a machine or hand-tool resulting in semi-permanent or permanent makeup applications such as lip color, eyeliner, eyebrow embroidery (microblading) and scalp/hairline tattooing.”
  - c. Amendment to the definition of “TATTOOING” by deleting the sentence “Tattooing includes imparting permanent makeup on the skin, such as permanent lip coloring and permanent eyeliner.”
2. Section 3-10-5: Premises
  - a. Replace the word “microblading” with “micropigmentation” in the sentence “No tattoo or body piercing establishment, except an establishment that only performs **microblading** that shall not have to comply with subsection B, and J through O of this section, shall receive a license or be operated, established or maintained unless the establishment shall comply with each of the following regulations...”
3. Section 3-10-5 paragraph O
  - a. Revise sentence to read: “For the purposes of this chapter, measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the lot or parcel containing the **tattoo or body piercing establishment** to the property line of the lot or parcel containing the nearest **tattooing or body piercing establishment**, adult use, school, place of worship, or district zone for residential.”

### **Staff Comments/Recommendation**

It is staff’s recommendation to amend Title 3 Chapter 10: Tattoo and Body Piercing Establishments of the City Code as proposed to include the new definition of “micropigmentation” and exempt the service from the minimum 700’ buffer requirement for all other tattooing and body piercing establishments. In staff’s estimation, having a location restriction for professional aesthetic services covered under micropigmentation, which is similar to other personal cares services such as tanning, massage, and cosmetic spas, creates an undue burden on businesses trying to offer these desired treatments in Yorkville.

Since there are no revisions proposed to the Zoning Ordinance for the request to exempt microblading services from Title 3 Chapter 10: Tattoo and Body Piercing Establishments, no public hearing or review by the Planning and Zoning Commission is required. Therefore, if it is the concurrence of the Economic Development Committee to proceed with staff’s recommendation, a draft ordinance will be prepared by the City Attorney for consideration at an upcoming City Council meeting.

Staff and the business owner who originally sought the approval for the microblading establishment at 101 E. Center Street will be available at Tuesday night’s meeting should the EDC members have any questions.

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,  
ILLINOIS, CLARIFYING THE REQUIREMENTS FOR  
MICROPIGMENTATION SERVICES**

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

**WHEREAS**, the City pursuant to the Tattoo and Body Piercing Establishment Registration Act (410 ILCS 54/1 et seq.) of the State of Illinois amended its licensing requirements for tattoo and body piercing establishments that included certain cosmetic procedures; and,

**WHEREAS**, the City desires to exclude micropigmentation services from some of the City’s licensing requirements for tattoo establishments.

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

**Section 1:** That Section 3-10-1 of the Yorkville City Code, as amended, be and is hereby amended by deleting the definition of Microblading in its entirety and replacing it with Micropigmentation to read as follows:

“MICROPIGMENTATION: a cosmetic procedure whereby micro-insertion of pigment is implanting into the skin using either a machine or hand-tool resulting in semi-permanent or permanent makeup applications such as lip color, eyeliner, eyebrow embroidery (microblading) and scalp/hairline tattooing.”

**Section 2:** That Section 3-10-5 of the Yorkville City Code, as amended, be and is hereby amended by amending the first paragraph to read as follows:

“No tattoo or body piercing establishment, except an establishment that only performs micropigmentation that shall not have to comply with subparagraphs B, and J through O below, shall receive a license or be operated, established or maintained unless the establishment shall comply with each of the following minimum regulations:”

**Section 3:** That Section 3-10-5 of the Yorkville City Code, as amended, be and is hereby amended by amending paragraph O to read as follows:

“For the purposes of this chapter, measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the lot or parcel containing the tattoo or body piercing establishment to the property line of the lot or parcel containing the nearest tattooing or body piercing establishment, adult use, school, place of worship, or district zone for residential.”

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 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	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Minutes #1

Tracking Number

### Agenda Item Summary Memo

**Title:** Minutes of the Regular City Council – March 12, 2019

**Meeting and Date:** City Council – April 9, 2019

**Synopsis:** Approval of Minutes

### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Beth Warren City Clerk  
Name Department

### Agenda Item Notes:

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**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL**  
**OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,**  
**HELD IN THE CITY COUNCIL CHAMBERS,**  
**800 GAME FARM ROAD ON**  
**TUESDAY, MARCH 12, 2019**

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

City Clerk Warren called the roll.

Ward I	Koch	Present
	Colosimo	Present
Ward II	Milschewski	Present
	Plocher	Present
Ward III	Frieders	Present
	Funkhouser	Present
Ward IV	Tarulis	Present
	Peterson	Present

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

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

Mayor Golinski stated that Alderman Frieders would like to talk about St. Patrick's Day activities.

Alderman Milschewski requested that Item #1 on the consent agenda, Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County (EDC 2019-17), be moved to the regular agenda under Economic Development Committee Report.

Amendments approved unanimously by a viva voce vote.

**St. Patrick's Day**

Alderman Frieders gave details of the various St. Patrick's Day activities in all areas of Yorkville.

**PRESENTATIONS**

**Presentation to Yorkville Christian Basketball Team**

Mayor Golinski stated that the mighty Yorkville Mustangs had a historic run in 1A division. Mayor Golinski stated the Mustangs made it all the way to super sectionals. This is only the third year in IHSA. He called the coach and basketball team to the front to present certificates. Mayor Golinski presented a team certificate to the Yorkville Christian High School basketball team's coach, Mr. Aaron Sovern. Mr. Sovern told about the boys basketball season and expressed how proud he was of the team. Mayor Golinski then presented individual certificates to each member of the team.

**PUBLIC HEARINGS**

None.

**CITIZEN COMMENTS ON AGENDA ITEMS**

Corey Johnson, resident, spoke on the consent agenda resolution in regards to Imperial Investments, Inc.

**CONSENT AGENDA**

1. **Resolution 2019-07** to Induce the Redevelopment of Certain Properties within the Yorkville Downtown Tax Increment Redevelopment Project Area (Imperial Investments, Inc.) – *authorize the Mayor and City Clerk to execute* (EDC 2019-27)
2. **Resolution 2019-08** to Induce the Redevelopment of Certain Property within the Yorkville Downtown Redevelopment Project Area (TIG Partners, L.L.C.) – *authorize the Mayor and City Clerk to execute* (EDC 2019-28)
3. **Resolution 2019-09** to Induce the Redevelopment of Certain Property within the Yorkville Downtown Redevelopment Project Area (JBNM Associates LLC) – *authorize the Mayor and City Clerk to execute* (EDC 2019-29)

Mayor Golinski entertained a motion to approve the consent agenda as amended. So moved by Alderman Colosimo; seconded by Alderman Frieders.



Motion approved by a roll call vote. Ayes-7 Nays-0 Abstain-1  
Colosimo-aye, Milschewski-abstain, Tarulis-aye, Frieders-aye,  
Funkhouser-aye, Koch-aye, Peterson-aye, Plocher -aye

**MINUTES FOR APPROVAL**

1. Minutes of the Regular City Council – February 12, 2019
2. Minutes of the Regular City Council – February 26, 2019

Mayor Golinski entertained a motion to approve the minutes of the regular City Council meetings of February 12, 2019 and February 26, 2019, as presented. So moved by Alderman Tarulis; seconded by Alderman Milschewski.

Minutes approved unanimously by a viva voce vote.

**BILLS FOR PAYMENT**

Mayor Golinski stated that the bills were \$499,055.25.

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**REPORTS**

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**MAYOR'S REPORT**

**Resolution 2019-10**

**Accepting Service Printing Corporation's Bid to Provide Design,  
Printing and Distribution Services Relating to the Parks &  
Recreation Department's Tri-Annual Program Catalog**  
(CC 2019-04)

Mayor Golinski entertained a motion to approve a resolution accepting service printing corporation's bid to provide design, printing and distribution services relating to the parks & recreation department's tri-annual program catalog and authorize the Mayor and City Clerk to execute. So moved by Alderman Peterson; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Plocher-aye, Frieders-aye, Tarulis-aye, Colosimo-aye,  
Funkhouser-aye, Milschewski-aye, Peterson-aye, Koch-aye

**Appointment to Planning and Zoning Commission**  
(CC 2019-12)

Mayor Golinski entertained a motion to approve the Mayor's appointment of Daniel Williams to the Planning and Zoning Commission to a vacant term ending April 30, 2021. So moved by Alderman Colosimo; seconded by Alderman Frieders.

Mayor Golinski believes Mr. Williams will be a great addition.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Frieders-aye Tarulis-aye, Colosimo-aye, Funkhouser-aye,  
Milschewski-aye, Peterson-aye, Koch-aye, Plocher -aye

**PUBLIC WORKS COMMITTEE REPORT**

No report.

**ECONOMIC DEVELOPMENT COMMITTEE REPORT**

**Ordinance 2019-15**

**Approving a Third Amendment to the Annexation Agreement and Planned  
Unit Development Agreement (Grande Reserve Subdivision)**  
(EDC 2018-87)

Alderman Koch made a motion to approve an ordinance approving a third amendment to the annexation and planned unit development agreement (Grande Reserve Subdivision) and authorize the Mayor and City Clerk to execute; seconded by Alderman Frieders.

Alderman Frieders hoped the School Board would have more commentary. He gave his opinion on the proposed housing plan changes. Alderman Frieders supports these changes. Alderman Plocher would like to see the percentage changed to 50 to 75%. If that occurred it would gain his support. Alderman Koch noted with the school at capacity it could cause an issue in the future. Alderman Colosimo noted the very small impact this subdivision has had on the school. Even though it is not an age restricted neighborhood, it is marketed toward older residents. He does not see this as a problem. Alderman Funkhouser stated this is targeted to older residents. The district will need to eventually figure out where to move students since the school is at capacity. Alderman Funkhouser doesn't see an issue with this.

Motion approved by a roll call vote. Ayes-6 Nays-3  
Tarulis-nay, Colosimo-aye, Funkhouser-aye, Milschewski-aye,  
Peterson-nay, Koch-aye, Plocher -nay, Frieders-aye, Mayor Golinski-aye



**Resolution 2019-11                      Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County**  
(EDC 2019-17)

Alderman Koch made a motion to approve a resolution approving an intergovernmental agreement for reciprocal building inspection services between the United City of Yorkville and Kendall County and authorize the Mayor and City Clerk to execute; seconded by Alderman Milschewski.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Funkhouser-aye, Milschewski-aye, Peterson-aye, Koch-aye,  
Plocher-aye, Frieders-aye, Tarulis-aye, Colosimo-aye

**PUBLIC SAFETY COMMITTEE REPORT**

No report.

**ADMINISTRATION COMMITTEE REPORT**

No report.

**PARK BOARD**

No report.

**PLANNING AND ZONING COMMISSION**

No report.

**CITY COUNCIL REPORT**

No report.

**CITY CLERK'S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

**National Suicide Prevention And Action Month Proclamation**

Alderman Frieders gave an update on the National Suicide Prevention and Action Month Proclamation stating that there are now 55 participating cities, 5 participating counties and 20 participating states.

**Springfield Visit**

Mayor Golinski said he and a group would be going to Springfield tomorrow to lobby the state legislatures for a variety of different issues. He stated there is still room if any other Council members wanted to join. Alderman Peterson said he would be attending.

**STAFF REPORT**

No report.

**PRESENTATIONS (cont'd):**

**Fiscal Year 2020 Budget Presentation**  
(CC 2019-13)

City Administrator Olson gave the one and only power point presentation on the fiscal year 2020 budget. He stated that he would be willing to answer questions. He stated that there is a public hearing scheduled for the next City Council meeting. After this public hearing there will be two more Council meetings where discussion may take place before this needs to be approved.

Alderman Frieders asked City Administrator Olson if the City would be addressing plows in this budget. City Administrator Olson stated that the current budget doesn't allow for that expenditure and he noted that it being the end of the season it wasn't high on the priority list.

**ADDITIONAL BUSINESS**

None.

**EXECUTIVE SESSION**

Mayor Golinski entertained a motion to go into Executive Session

1. Litigation

So moved by Alderman Colosimo; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-7 Nays-1  
Tarulis-aye, Milschewski-aye, Colosimo-aye, Plocher-aye,  
Peterson-aye, Koch-aye, Funkhouser-aye, Frieders-nay

The City Council entered Executive Session at 7:57 p.m.

The City Council returned to regular session at 8:02 p.m.

**CITIZEN COMMENTS**

None.

**ADJOURNMENT**

Mayor Golinski stated meeting adjourned.

Meeting adjourned at 8:04 p.m.

Minutes submitted by:

Beth Warren,  
City Clerk, City of Yorkville, Illinois



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

Agenda Item Number

Bills for Payment

Tracking Number

### Agenda Item Summary Memo

**Title:** Bills for Payment (Informational): \$473,018.34

**Meeting and Date:** City Council – April 9, 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 Finance  
Name Department

### Agenda Item Notes:

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DATE: 04/02/19  
TIME: 12:17:44  
ID: AP211001.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

INVOICES DUE ON/BEFORE 04/09/2019

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
529501	AACVB	AURORA AREA CONVENTION					
	2/19-ALL	03/28/19	01	FEB 2019 ALL SEASONS HOTEL TAX	01-640-54-00-5481		23.55
					INVOICE TOTAL:		23.55 *
	2/19-HAMPTON	03/28/19	01	FEB 2019 HAMPTON INN HOTEL TAX	01-640-54-00-5481		3,170.75
					INVOICE TOTAL:		3,170.75 *
	2/19-SUNSET	03/28/19	01	FEB 2019 SUNSET HOTEL TAX	01-640-54-00-5481		26.10
					INVOICE TOTAL:		26.10 *
	2/19-SUPER	03/28/19	01	FEB 2019 SUPER 8 HOTEL TAX	01-640-54-00-5481		728.11
					INVOICE TOTAL:		728.11 *
					CHECK TOTAL:		3,948.51
529502	ALLSTAR	ALL STAR SPORTS INSTRUCTION					
	191025	03/15/19	01	WINTER I SESSION SPORTS	79-795-54-00-5462		1,085.00
			02	INSTRUCTION	** COMMENT **		
					INVOICE TOTAL:		1,085.00 *
					CHECK TOTAL:		1,085.00
529503	ALTEC	ALTEC INDUSTRIES, INC.					
	50377002	03/12/19	01	PM & DIELECTIC INSPECTION	01-410-54-00-5490		711.41
					INVOICE TOTAL:		711.41 *
					CHECK TOTAL:		711.41
529504	ALTORFER	ALTORFER INDUSTRIES, INC					
	PM600280173	03/12/19	01	REMOVE AND INSTALL NEW	51-510-54-00-5445		22,804.22
			02	GENERATOR IN RAINTREE	** COMMENT **		
					INVOICE TOTAL:		22,804.22 *
					CHECK TOTAL:		22,804.22

01-110 ADMINISTRATION  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
01-410 STREET OPERATIONS  
01-540 HEALTH & SANITATION  
01-640 ADMINISTRATIVE SERVICES

11-111 FOX HILL SSA  
12-112 SUNFLOWER ESTATES  
15-155 MOTOR FUEL TAX(MFT)  
23-216 MUNICIPAL BUILDING  
23-230 CITY-WIDE CAPITAL  
25-205 POLICE CAPITAL  
25-215 PUBLIC WORKS CAPITAL

25-225 PARKS & REC CAPITAL  
42-420 DEBT SERVICE  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
72-720 LAND CASH  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT

82-820 LIBRARY OPERATIONS  
84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN TIF II  
90-XXX DEVELOPER ESCROW  
95-XXX ESCROW DEPOSIT

DATE: 04/02/19  
TIME: 12:17:44  
ID: AP211001.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

INVOICES DUE ON/BEFORE 04/09/2019

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
529505	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC					
	0879265-IN	03/06/19	01	KEYSTONE	79-790-56-00-5640		49.00
					INVOICE TOTAL:		49.00 *
	0880225-IN	03/08/19	01	BALLAST KIT	01-410-56-00-5642		144.90
					INVOICE TOTAL:		144.90 *
	0880625-IN	03/11/19	01	PHOTOCONTROL, LAMPS	01-410-56-00-5642		481.89
					INVOICE TOTAL:		481.89 *
					CHECK TOTAL:		675.79
529506	AQUAFIX	AQUAFIX, INC.					
	27097	03/19/19	01	VITASTIM POLAR	52-520-56-00-5613		530.50
					INVOICE TOTAL:		530.50 *
					CHECK TOTAL:		530.50
529507	ARNESON	ARNESON OIL COMPANY					
	246217	02/28/19	01	FEB 2019 GASOLINE	79-790-56-00-5695		777.89
					INVOICE TOTAL:		777.89 *
					CHECK TOTAL:		777.89
529508	ARNESON	ARNESON OIL COMPANY					
	247680	03/13/19	01	MAR 2019 DIESEL FUEL	01-410-56-00-5695		107.34
			02	MAR 2019 DIESEL FUEL	51-510-56-00-5695		107.34
			03	MAR 2019 DIESEL FUEL	52-520-56-00-5695		107.34
					INVOICE TOTAL:		322.02 *
	247998	03/15/19	01	FUEL HOSE	51-510-56-00-5620		59.99
					INVOICE TOTAL:		59.99 *
					CHECK TOTAL:		382.01

01-110 ADMINISTRATION  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
01-410 STREET OPERATIONS  
01-540 HEALTH & SANITATION  
01-640 ADMINISTRATIVE SERVICES

11-111 FOX HILL SSA  
12-112 SUNFLOWER ESTATES  
15-155 MOTOR FUEL TAX(MFT)  
23-216 MUNICIPAL BUILDING  
23-230 CITY-WIDE CAPITAL  
25-205 POLICE CAPITAL  
25-215 PUBLIC WORKS CAPITAL

25-225 PARKS & REC CAPITAL  
42-420 DEBT SERVICE  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
72-720 LAND CASH  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT

82-820 LIBRARY OPERATIONS  
84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN TIF II  
90-XXX DEVELOPER ESCROW  
95-XXX ESCROW DEPOSIT

DATE: 04/02/19  
TIME: 12:17:44  
ID: AP211001.WOW

UNITED CITY OF YORKVILLE  
CHECK REGISTER

INVOICES DUE ON/BEFORE 04/09/2019

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
529509	ATLAS	ATLAS BOBCAT					
	BV9017	03/14/19	01	FILTERS, SEAL, OIL	01-410-56-00-5628		437.75
					INVOICE TOTAL:		437.75 *
					CHECK TOTAL:		437.75
529510	ATTINTER	AT&T					
	8557247406	03/10/19	01	03/10-04/09 ROUTER	01-110-54-00-5440		471.16
					INVOICE TOTAL:		471.16 *
					CHECK TOTAL:		471.16
529511	BEHLANDJ	JORI BEHLAND					
	031119	03/19/19	01	CONFERENCE FOR ADMIN	01-110-54-00-5415		49.32
			02	ASSISTANTS MILEAGE & TOLL	** COMMENT **		
			03	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		49.32 *
					CHECK TOTAL:		49.32
529512	BNY	BNY MIDWEST TRUST COMPANY					
	032119-RNTR	03/21/19	01	RAINTREE 2003-100 PROCEEDS TO	01-000-24-00-2440		89.70
			02	BNY	** COMMENT **		
					INVOICE TOTAL:		89.70 *
					CHECK TOTAL:		89.70
D001187	BROWND	DAVID BROWN					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	52-520-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

01-110 ADMINISTRATION  
01-120 FINANCE  
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79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT

82-820 LIBRARY OPERATIONS  
84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN TIF II  
90-XXX DEVELOPER ESCROW  
95-XXX ESCROW DEPOSIT

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529513	BSNSPORT	BSN/PASSON'S/GSC/CONLIN SPORTS					
	904702498	03/14/19	01	TOURNAMENT BASEBALLS	79-795-56-00-5606		1,149.79
					INVOICE TOTAL:		1,149.79 *
					CHECK TOTAL:		1,149.79
D001188	COLLinsa	ALBERT COLLINS					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
529514	COMED	COMMONWEALTH EDISON					
	1613010022-0319	03/15/19	01	02/13-03/14 BALL FIELD	79-795-54-00-5480		436.25
					INVOICE TOTAL:		436.25 *
	1977008102-0219	03/14/19	01	02/13-03/14 GALENA RD PARK	79-795-54-00-5480		66.07
					INVOICE TOTAL:		66.07 *
	6963019021-0319	03/15/19	01	02/13-03/14 RT47 & ROSENWINKLE	15-155-54-00-5482		36.72
					INVOICE TOTAL:		36.72 *
	7090039005-0219	03/12/19	01	02/11-03/12 CANNONBALL TR	01-410-54-00-5482		0.90
			02	02/11-03/12 CANNONBALL TR	15-155-54-00-5482		18.99
					INVOICE TOTAL:		19.89 *
	8344010026-0119	03/22/19	01	01/30-03/21 MISC STREET LIGHTS	15-155-54-00-5482		367.21
					INVOICE TOTAL:		367.21 *
					CHECK TOTAL:		926.14
529515	COREMAIN	CORE & MAIN LP					

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529515	COREMAIN	CORE & MAIN LP					
	K261872	03/14/19	01 22	GAUGE WIRE	51-510-56-00-5664		317.27
					INVOICE TOTAL:		317.27 *
	K261880	03/14/19	01 22	GAUGE WIRE	51-510-56-00-5664		114.19
					INVOICE TOTAL:		114.19 *
	K274038	03/18/19	01	BACKFLOWS, METER COUPLING	51-510-56-00-5664		2,373.47
					INVOICE TOTAL:		2,373.47 *
					CHECK TOTAL:		2,804.93
D001189	DHUSEE	DHUSE, ERIC					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	51-510-54-00-5440		15.00
			02	REIMBURSEMENT	** COMMENT **		
			03	MAR 2019 MOBILE EMAIL	52-520-54-00-5440		15.00
			04	REIMBURSEMENT	** COMMENT **		
			05	MAR 2019 MOBILE EMAIL	01-410-54-00-5440		15.00
			06	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
529516	DIETERG	GARY M. DIETER					
	031619	03/16/19	01	REFEREE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
	031619-2	03/16/19	01	REFEREE	79-795-54-00-5462		50.00
					INVOICE TOTAL:		50.00 *
					CHECK TOTAL:		150.00
D001190	DLK	DLK, LLC					

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D001190	DLK	DLK, LLC					
	186	03/29/19	01	MAR 2019 ECONOMIC DEVELOPMENT	01-640-54-00-5486		9,425.00
			02	MONTHLY HOURS	** COMMENT **		
					INVOICE TOTAL:		9,425.00 *
	196	03/29/19	01	1ST QTR 2019 ECONOMIC	01-640-54-00-5486		10,150.00
			02	DEVELOPMENT BANKED HOURS	** COMMENT **		
					INVOICE TOTAL:		10,150.00 *
					DIRECT DEPOSIT TOTAL:		19,575.00
529517	DUTEK	THOMAS & JULIE FLETCHER					
	1007191	03/11/19	01	HOSE ASSEMBLY	52-520-56-00-5628		89.50
					INVOICE TOTAL:		89.50 *
					CHECK TOTAL:		89.50
529518	DYNEGY	DYNEGY ENERGY SERVICES					
	266979319031	03/21/19	01	02/18-03/18 2702 MILL ROAD	51-510-54-00-5480		8,282.67
					INVOICE TOTAL:		8,282.67 *
					CHECK TOTAL:		8,282.67
529519	EJEQUIP	EJ EQUIPMENT					
	P01200	10/11/18	01	HIG PRESSURE HOSE & FITTING	52-520-56-00-5628		275.48
					INVOICE TOTAL:		275.48 *
	P13061	07/12/18	01	RETURNED PARTS CREDIT	01-410-56-00-5628		-628.18
					INVOICE TOTAL:		-628.18 *
	P14619	10/17/18	01	KANAFLEX HOSE, CLAMPS	52-520-56-00-5628		454.60
					INVOICE TOTAL:		454.60 *
					CHECK TOTAL:		101.90

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D001192	FREDRICR	ROB FREDRICKSON					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	01-120-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001193	GALAUNEJ	JAKE GALAUNER					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
529523	GLATFELT	GLATFELTER UNDERWRITING SRVS.					
	102864116-4	04/01/19	01	LIABILITY INS INSTALLMENT #4	01-000-14-00-1400		9,902.29
			02	LIABILITY INS INSTALLMENT #4-P	01-000-14-00-1400		1,941.01
			03	LIABILITY INS INSTALLMENT #4	51-000-14-00-1400		1,096.51
			04	LIABILITY INS INSTALLMENT #4	52-000-14-00-1400		531.44
			05	LIABILITY INS INSTALLMENT #4-L	01-000-14-00-1400		918.75
					INVOICE TOTAL:		14,390.00 *
					CHECK TOTAL:		14,390.00
D001194	GOLINSKI	GARY GOLINSKI					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	01-110-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001195	HARMANR	RHIANNON HARMON					

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D001195	HARMANR	RHIANNON HARMON					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
529524	HARRIS	HARRIS COMPUTER SYSTEMS					
	XT00006720	01/31/19	01	JAN 2019 MY GOVHUB FEES	01-120-54-00-5462		163.55
			02	JAN 2019 MY GOVHUB FEES	51-510-54-00-5462		246.82
			03	JAN 2019 MY GOVHUB FEES	52-520-54-00-5462		71.23
					INVOICE TOTAL:		481.60 *
					CHECK TOTAL:		481.60
D001196	HARTRICH	HART, RICHARD					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	01-210-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001197	HENNED	DURK HENNE					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001198	HERNANDA	ADAM HERNANDEZ					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	79-790-54-00-5440		45.00

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D001198	HERNANDA	ADAM HERNANDEZ					
	040119	04/01/19	02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
529525	HERNANDN	NOAH HERNANDEZ					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
D001199	HORNERR	RYAN HORNER					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001200	HOULEA	ANTHONY HOULE					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
529526	IILPD4778	ILLINOIS STATE POLICE					
	022819	02/28/19	01	LIQUOR BACKGROUND CHECK	01-110-54-00-5462		28.25
					INVOICE TOTAL:		28.25 *
					CHECK TOTAL:		28.25

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529527	ILPD4811	ILLINOIS STATE POLICE					
	022819	02/28/19	01	BACKGROUND CHECKS	01-110-54-00-5462		28.25
			02	BACKGROUND CHECKS	51-510-54-00-5462		28.25
			03	BACKGROUND CHECKS	79-790-54-00-5462		56.50
			04	BACKGROUND CHECKS	79-795-54-00-5462		423.75
			05	BACKGROUND CHECKS	01-110-54-00-5462		113.00
					INVOICE TOTAL:		649.75 *
					CHECK TOTAL:		649.75
529528	ILTREASU	STATE OF ILLINOIS TREASURER					
	79	04/01/19	01	IL RT47 EXPANSION PYMT #79	15-155-60-00-6079		6,148.89
			02	IL RT47 EXPANSION PYMT #79	51-510-60-00-6079		3,780.98
			03	IL RT47 EXPANSION PYMT #79	52-520-60-00-6079		1,873.48
			04	IL RT47 EXPANSION PYMT #79	88-880-60-00-6079		624.01
					INVOICE TOTAL:		12,427.36 *
					CHECK TOTAL:		12,427.36
529529	IMPACT	IMPACT NETWORKING, LLC					
	1377084	03/13/19	01	COPY PAPER	01-110-56-00-5610		145.00
					INVOICE TOTAL:		145.00 *
					CHECK TOTAL:		145.00
529530	IPRF	ILLINOIS PUBLIC RISK FUND					
	52830	03/13/19	01	MAY 2019 WORKER COMP INS	01-000-14-00-1400		9,816.96
			02	MAY 2019 WORKER COMP INS-PR	01-000-14-00-1400		1,924.28
			03	MAY 2019 WORKER COMP INS	51-000-14-00-1400		1,087.06
			04	MAY 2019 WORKER COMP INS	52-000-14-00-1400		526.86
			05	MAY 2019 WORKER COMP INS-LIB	01-000-14-00-1400		910.84
					INVOICE TOTAL:		14,266.00 *
					CHECK TOTAL:		14,266.00

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529531	ITRON	ITRON					
	513749	03/12/19	01	APR 2019 HOSTING SERVICES	51-510-54-00-5462		600.37
						INVOICE TOTAL:	600.37 *
					CHECK TOTAL:		600.37
529532	IVANAUSM	MICHAEL IVANAUSKAS					
	031619	03/16/19	01	REFEREE	79-795-54-00-5462		100.00
						INVOICE TOTAL:	100.00 *
					CHECK TOTAL:		100.00
529533	JIMSTRCK	JIM'S TRUCK INSPECTION LLC					
	176472	03/15/19	01	TRUCK INSPECTION	01-410-54-00-5490		31.50
						INVOICE TOTAL:	31.50 *
					CHECK TOTAL:		31.50
529534	KCSHERIF	KENDALL CO. SHERIFF'S OFFICE					
	FEB 2019-DEKALB	03/19/19	01	DEKALB CO FTA BOND FEE	01-000-24-00-2412		140.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	140.00 *
	FEB 2019-KANE	03/13/19	01	KANE CO FTA BOND FEE	01-000-24-00-2412		140.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	140.00 *
					CHECK TOTAL:		280.00
529535	KENDCPA	KENDALL COUNTY CHIEFS OF					
	567	02/20/19	01	FEB 2018 MEETING FEE FOR 5	01-210-54-00-5412		80.00

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95-XXX ESCROW DEPOSIT

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529535	KENDCPA	KENDALL COUNTY CHIEFS OF					
	567	02/20/19	02	PEOPLE	** COMMENT **		
					INVOICE TOTAL:		80.00 *
					CHECK TOTAL:		80.00
529536	KENDCROS	KENDALL CROSSING, LLC					
	AMU REBATE 02/19	03/18/19	01	NCG FEB 2019 AMUSEMENT TAX	01-640-54-00-5439		2,211.63
			02	REBATE	** COMMENT **		
					INVOICE TOTAL:		2,211.63 *
					CHECK TOTAL:		2,211.63
529537	KENPRINT	ANNETTE M. POWELL					
	19-0313	03/13/19	01	500 BUSINESS CARDS-PFIZENMAIER	01-210-54-00-5430		68.00
			02	500 BUSINESS CARDS-CARLYLE	01-210-54-00-5430		68.00
					INVOICE TOTAL:		136.00 *
					CHECK TOTAL:		136.00
529538	KETCHMAM	MATTHEW KETCHMARK					
	031819	03/18/19	01	HARWOOD HEIGHTS TRAINING MEAL	01-210-54-00-5415		10.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		10.00 *
					CHECK TOTAL:		10.00
529539	KINDJAM	CYNTHIA ROCHELLE HUERTER					
	KJ1092	03/16/19	01	FEB 16-MAR 16 KINDERJAM CLASS	79-795-54-00-5462		168.00
			02	INSTRUCTION	** COMMENT **		
					INVOICE TOTAL:		168.00 *
					CHECK TOTAL:		168.00

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D001201	KLEEFISG	GLENN KLEEFISCH					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
529540	LINCOLNF	LINCOLN FINANCIAL GROUP					
	3853220474	03/20/19	01	APR 2019 LIFE INS	01-110-52-00-5222		116.98
			02	APR 2019 LIFE INS-EO	01-110-52-00-5222		6.83
			03	APR 2019 LIFE INS	01-120-52-00-5222		20.49
			04	APR 2019 LIFE INS	01-210-52-00-5222		509.31
			05	APR 2019 LIFE INS	01-220-52-00-5222		35.77
			06	APR 2019 LIFE INS	01-410-52-00-5222		150.35
			07	APR 2019 LIFE INS	79-790-52-00-5222		48.37
			08	APR 2019 LIFE INS	79-795-52-00-5222		62.90
			09	APR 2019 LIFE INS	51-510-52-00-5222		57.35
			10	APR 2019 LIFE INS	52-520-52-00-5222		83.13
			11	APR 2019 LIFE INS	82-820-52-00-5222		30.83
					INVOICE TOTAL:		1,122.31 *
					CHECK TOTAL:		1,122.31
529541	MARKER	RICHARD MARKER ASSOCIATES					
	20180845-RFND	03/19/19	01	REFUND PUBLIC HEARING SIGN FEE	01-000-42-00-4210		50.00
					INVOICE TOTAL:		50.00 *
					CHECK TOTAL:		50.00
529542	MARTENSO	MARTENSON TURF PRODUCTS					
	69179	03/07/19	01	LINE MARKING CHALK	79-790-56-00-5620		1,434.24
					INVOICE TOTAL:		1,434.24 *
					CHECK TOTAL:		1,434.24

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529543	MENLAND	MENARDS - YORKVILLE					
	44118	03/09/19	01	HEADLIGHTS BULBS	01-210-56-00-5620		8.99
					INVOICE TOTAL:		8.99 *
	44203	03/11/19	01	SPRAYER	52-520-56-00-5620		14.99
					INVOICE TOTAL:		14.99 *
	44286-19	03/12/19	01	PAINT, BRUSHES	79-790-56-00-5640		54.91
					INVOICE TOTAL:		54.91 *
	44302	03/12/19	01	REBAR	79-790-56-00-5620		11.82
					INVOICE TOTAL:		11.82 *
	44369	03/13/19	01	PANEL SIDING, PLYWOOD, LUMBER	79-790-56-00-5640		205.20
					INVOICE TOTAL:		205.20 *
	44383	03/13/19	01	GORILLA TAPE	51-510-56-00-5620		6.99
					INVOICE TOTAL:		6.99 *
	44384	03/16/19	01	PAINT BRUSHES, COUPLING,	79-790-56-00-5640		213.14
			02	NIPPLES, PAINT, DOOR FLANGE,	** COMMENT **		
			03	ELBOWS, SIDING SEALANT	** COMMENT **		
					INVOICE TOTAL:		213.14 *
	44389	03/13/19	01	CREDIT FOR RETURNED COUPLING &	79-790-56-00-5620		-26.04
			02	NIPPLES	** COMMENT **		
					INVOICE TOTAL:		-26.04 *
	44390	03/13/19	01	NIPPLES	79-790-56-00-5620		13.90
					INVOICE TOTAL:		13.90 *
	44391	03/13/19	01	GARBAGE BAGS	52-520-56-00-5620		11.99
					INVOICE TOTAL:		11.99 *
	44528	03/15/19	01	CHALK, SCREWS	79-790-56-00-5620		31.67
					INVOICE TOTAL:		31.67 *

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529543	MENLAND	MENARDS - YORKVILLE					
	44543	03/15/19	01	PERFORATED TIBE, DRILL BIT	79-790-56-00-5620		24.25
					INVOICE TOTAL:		24.25 *
	44549	03/15/19	01	BATTERIES, SCREWDRIVERS,	79-790-56-00-5640		36.31
			02	THERMOSTAT	** COMMENT **		
					INVOICE TOTAL:		36.31 *
	44753	03/18/19	01	RECIPROCATING SAW BLADES,	52-520-56-00-5613		71.91
			02	CONCRETE FORMNG TUBE, BOARDS	** COMMENT **		
					INVOICE TOTAL:		71.91 *
	44770	03/18/19	01	HEX NUTS, SPRAY PAINT	01-410-56-00-5620		7.96
					INVOICE TOTAL:		7.96 *
	44773	03/18/19	01	PD SLOP SINK	23-216-56-00-5656		54.00
					INVOICE TOTAL:		54.00 *
	44789	03/18/19	01	PVC PIPE, BALL VALVE,	51-510-56-00-5638		59.30
			02	ADAPTERS	** COMMENT **		
					INVOICE TOTAL:		59.30 *
	44790	03/18/19	01	CAULK GUN, CAULK	52-520-56-00-5620		10.47
					INVOICE TOTAL:		10.47 *
	44849	03/19/19	01	COUPLING, PVC ADAPTERS	51-510-56-00-5638		17.58
					INVOICE TOTAL:		17.58 *
	44870	03/19/19	01	HDMI CABLE	01-210-56-00-5620		6.58
					INVOICE TOTAL:		6.58 *
	44877	03/19/19	01	HOSE ADAPTER	51-510-56-00-5638		4.09
					INVOICE TOTAL:		4.09 *
	45030	03/21/19	01	SCREWDRIVER	51-510-56-00-5620		6.99
					INVOICE TOTAL:		6.99 *

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529543	MENLAND	MENARDS - YORKVILLE					
	45110	03/22/19	01	CHAIN, SHACKLE, CLEVIS LINKS	01-410-56-00-5640		61.77
					INVOICE TOTAL:		61.77 *
	45116	03/22/19	01	SCREWS	51-510-56-00-5620		3.79
					INVOICE TOTAL:		3.79 *
	45137	03/22/19	01	BOILER DRAIN, PVC PIPE	51-510-56-00-5638		11.67
					INVOICE TOTAL:		11.67 *
	45141	03/22/19	01	RADON FAN KIT	51-510-56-00-5638		126.99
					INVOICE TOTAL:		126.99 *
					CHECK TOTAL:		1,051.22
529544	METROWES	METRO WEST COG					
	3774	03/01/19	01	2019 LEGISLATIVE BREAKFAST FOR	01-110-54-00-5412		100.00
			02	5 PEOPLE	** COMMENT **		
			03	FEB 28 BOARD MEETING FOR 2	01-110-54-00-5412		70.00
			04	PEOPLE	** COMMENT **		
					INVOICE TOTAL:		170.00 *
					CHECK TOTAL:		170.00
529545	MIDAM	MID AMERICAN WATER					
	158693A	03/01/19	01	GUAGE OIL	51-510-56-00-5640		45.00
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
529546	MIDWSALT	MIDWEST SALT					
	P443089	01/23/19	01	BULK ROCK SALT	51-510-56-00-5638		2,393.15
					INVOICE TOTAL:		2,393.15 *

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529546	MIDWSALT	MIDWEST SALT					
	P445390	03/13/19	01	BULK ROCK SALT	51-510-56-00-5638		2,985.71
					INVOICE TOTAL:		2,985.71 *
	P445500	03/19/19	01	BULK ROCK SALT	51-510-56-00-5638		2,576.00
					INVOICE TOTAL:		2,576.00 *
					CHECK TOTAL:		7,954.86
529547	MONTRK	MONROE TRUCK EQUIPMENT					
	325082	03/21/19	01	KICKSTAND, RELAY CONNECTOR	01-410-56-00-5628		108.36
			02	FUSE	** COMMENT **		
					INVOICE TOTAL:		108.36 *
					CHECK TOTAL:		108.36
529548	MORTON	MORTON SALT, INC					
	5401811533	03/13/19	01	SALT	15-155-56-00-5618		2,299.67
					INVOICE TOTAL:		2,299.67 *
					CHECK TOTAL:		2,299.67
529549	MOSERR	ROBERT MOSER					
	031519	03/15/19	01	REFEREE	79-795-54-00-5462		75.00
					INVOICE TOTAL:		75.00 *
	031619	03/16/19	01	REFEREE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
					CHECK TOTAL:		175.00
D001202	NELCONT	TYLER NELSON					

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D001202	NELCONT	TYLER NELSON					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
529550	NICOR	NICOR GAS					
	16-00-27-3553 4-0219	03/13/19	01	02/11-03/13 1301 CAROLYN CT	01-110-54-00-5480		31.58
					INVOICE TOTAL:		31.58 *
	31-61-67-2493 1-0219	03/12/19	01	02/08-03/12 276 WINDHAM CR	01-110-54-00-5480		30.48
					INVOICE TOTAL:		30.48 *
	45-12-25-4081 3-0219	03/13/19	01	02/08-03/12 201 W HYDRAULIC	01-110-54-00-5480		315.62
					INVOICE TOTAL:		315.62 *
					CHECK TOTAL:		377.68
529551	OMALLEY	O'MALLEY WELDING & FABRICATING					
	18585	02/26/19	01	SHEAR PLATES TO SIZE	79-790-54-00-5495		380.00
					INVOICE TOTAL:		380.00 *
					CHECK TOTAL:		380.00
529552	PAPPASP	PETER PAPPAS					
	022219	02/22/19	01	DEFENSE TACTICS TRAINING MEAL	01-210-54-00-5415		50.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		50.00 *
					CHECK TOTAL:		50.00
529553	PRINTSRC	LAMBERT PRINT SOURCE, LLC					

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529553	PRINTSRC	LAMBERT PRINT SOURCE, LLC					
	1181	03/22/19	01	SOCCER SIGNS	79-795-56-00-5606		44.50
						INVOICE TOTAL:	44.50 *
					CHECK TOTAL:		44.50
529554	QUICKSIG	QUICK SIGNS INC.					
	19639	03/08/19	01	TOP GOLF SIGNAGE	79-795-56-00-5606		200.50
						INVOICE TOTAL:	200.50 *
	19640	03/08/19	01	ST PATS PARADE BANNER	79-795-56-00-5606		68.50
						INVOICE TOTAL:	68.50 *
					CHECK TOTAL:		269.00
529555	R0000594	BRIAN BETZWISER					
	040119-125	04/01/19	01	185 WOLF STREET PYMT #125	25-215-92-00-8000		3,587.06
			02	185 WOLF STREET PYMT #125	25-215-92-00-8050		2,706.55
			03	185 WOLF STREET PYMT #125	25-225-92-00-8000		112.39
			04	185 WOLF STREET PYMT #125	25-225-92-00-8050		84.80
						INVOICE TOTAL:	6,490.80 *
					CHECK TOTAL:		6,490.80
529556	R0001913	SURRENDER GLADWIN					
	031819	03/18/19	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		81.03
			02	BILL FOR ACCT#0109020410-06	** COMMENT **		
						INVOICE TOTAL:	81.03 *
					CHECK TOTAL:		81.03
529557	R0002228	ROBERT HUGHES					

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529557	R0002228	ROBERT HUGHES					
	031819	03/18/19	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		61.37
			02	BILL FOR ACCT#0208240700-03	** COMMENT **		
					INVOICE TOTAL:		61.37 *
					CHECK TOTAL:		61.37
529558	R0002229	JENNIFER BELZA					
	031819	03/18/19	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		32.81
			02	BILL FOR ACCT#0208242200-03	** COMMENT **		
					INVOICE TOTAL:		32.81 *
					CHECK TOTAL:		32.81
529559	R0002230	LISA JOHNSON					
	040519	03/20/19	01	BEECHER DEPOSIT REFUND	01-000-24-00-2410		50.00
					INVOICE TOTAL:		50.00 *
					CHECK TOTAL:		50.00
529560	R0002231	ROBERT BONCELA					
	031519	03/15/19	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		242.61
			02	BILL FOR ACCT#0109204480-03	** COMMENT **		
					INVOICE TOTAL:		242.61 *
					CHECK TOTAL:		242.61
D001203	RATOSP	PETE RATOS					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	01-220-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

01-110 ADMINISTRATION  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
01-410 STREET OPERATIONS  
01-540 HEALTH & SANITATION  
01-640 ADMINISTRATIVE SERVICES

11-111 FOX HILL SSA  
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25-205 POLICE CAPITAL  
25-215 PUBLIC WORKS CAPITAL

25-225 PARKS & REC CAPITAL  
42-420 DEBT SERVICE  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
72-720 LAND CASH  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT

82-820 LIBRARY OPERATIONS  
84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN TIF II  
90-XXX DEVELOPER ESCROW  
95-XXX ESCROW DEPOSIT

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D001204	REDMONST	STEVE REDMON					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
529561	RIEHIEMG	GRANT RIEHLE-MOELLER					
	031519	03/15/19	01	REFEREE	79-795-54-00-5462		75.00
					INVOICE TOTAL:		75.00 *
					CHECK TOTAL:		75.00
529562	RIETZR	ROBERT L. RIETZ JR.					
	031619	03/16/19	01	REFEREE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
					CHECK TOTAL:		100.00
D001205	ROSBOROS	SHAY REMUS					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
529563	SAFESUPP	EMERGENT SAFETY SUPPLY					
	1902671896	03/18/19	01	GLOVES	52-520-56-00-5620		109.91
			02	GLOVES	01-410-56-00-5620		109.91
			03	GLOVES	51-510-56-00-5620		109.91
					INVOICE TOTAL:		329.73 *
					CHECK TOTAL:		329.73

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01-120 FINANCE  
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01-220 COMMUNITY DEVELOPMENT  
01-410 STREET OPERATIONS  
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01-640 ADMINISTRATIVE SERVICES

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D001206	SCODROP	PETER SCODRO					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001207	SENGM	SENG, MATT					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
529564	SHI	SHI INTERNATIONAL CORP					
	B09637706	03/08/19	01	MAR-APR 2019 WINDOWS RENEWAL	01-640-54-00-5450		224.00
			02	MAY-AUG 2019 WINDOWS RENEWAL	01-000-14-00-1400		448.00
					INVOICE TOTAL:		672.00 *
					CHECK TOTAL:		672.00
D001208	SLEEZERJ	JOHN SLEEZER					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001209	SLEEZERS	SCOTT SLEEZER					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

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D001210	SMITHD	DOUG SMITH					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001211	SOELKET	TOM SOELKE					
	031819	03/18/19	01	GRADE STAKE & LAYOUT CLASS	52-520-54-00-5415		172.14
			02	MILEAGE REIMBURSEMENT	** COMMENT **		
			03	EXCAVATOR TRAINING MILEAGE	52-520-54-00-5415		43.03
			04	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		215.17 *
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	52-520-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		260.17
529565	SPARLING	SPARLING INSTRUMENTS, INC.					
	10623701	01/25/19	01	BLADE STEEL FRONT BEARING	51-510-56-00-5638		399.66
					INVOICE TOTAL:		399.66 *
					CHECK TOTAL:		399.66
D001212	STEFFANG	GEORGE A STEFFENS					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	52-520-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
	CDL REIMB	03/13/19	01	CDL LICENSE TANK ENDORSEMENT	52-520-54-00-5462		5.00

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D001212	STEFFANG	GEORGE A STEFFENS					
	CDL REIMB	03/13/19	02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		5.00 *
					DIRECT DEPOSIT TOTAL:		50.00
529566	STEVENS	STEVEN'S SILKSCREENING					
	15468	03/21/19	01	PERFORMANCE TSHIRTS, HOODIES	79-795-56-00-5606		94.00
					INVOICE TOTAL:		94.00 *
					CHECK TOTAL:		94.00
529567	TRAFFIC	TRAFFIC CONTROL CORPORATION					
	111634	03/13/19	01	WRENCH, NIPPLES	01-410-54-00-5435		98.00
					INVOICE TOTAL:		98.00 *
					CHECK TOTAL:		98.00
529568	TRCONTPR	TRAFFIC CONTROL & PROTECTION					
	100278	03/11/19	01	SIGNS	01-410-56-00-5619		91.10
					INVOICE TOTAL:		91.10 *
	100341	03/15/19	01	ULTRA LOK BANDS	01-410-56-00-5619		464.25
					INVOICE TOTAL:		464.25 *
					CHECK TOTAL:		555.35
529569	TROTSKY	TROTSKY INVESTIGATIVE					
	YORKVILLE PD 19-01	03/16/19	01	2 APPLICANT POLYGRAPH EXAMS	01-210-54-00-5411		280.00
					INVOICE TOTAL:		280.00 *
					CHECK TOTAL:		280.00

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529570	UPS5361	DDEDC #3, INC					
	032119	03/21/19	01	1 PKG TO KFO	01-110-54-00-5452		36.02
					INVOICE TOTAL:		36.02 *
					CHECK TOTAL:		36.02
529571	VASCIKJ	JOE VASCIK					
	031619	03/16/19	01	REFEREE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
					CHECK TOTAL:		100.00
529572	VELAB	BOB VELA					
	031619	03/16/19	01	REFEREE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
					CHECK TOTAL:		100.00
529573	VITOSH	CHRISTINE M. VITOSH					
	CMV 1943	03/25/19	01	MARCH 2019 ADMIN HEARINGS	01-210-54-00-5467		300.00
					INVOICE TOTAL:		300.00 *
					CHECK TOTAL:		300.00
529574	WATERSER	WATER SERVICES CO.					
	29199	03/13/19	01	TEST AND CERTIFY RPZ	51-510-54-00-5445		750.00
					INVOICE TOTAL:		750.00 *
					CHECK TOTAL:		750.00
D001213	WEBERR	ROBERT WEBER					

01-110 ADMINISTRATION  
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D001213	WEBERR	ROBERT WEBER					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
529575	WEX	WEX BANK					
	58552034	03/31/19	01	MAR 2019 GASOLINE	01-210-56-00-5695		4,257.21
			02	MAR 2019 GASOLINE	01-220-56-00-5695		309.50
			03	MAR 2019 GASOLINE	51-510-56-00-5695		363.88
			04	MAR 2019 GASOLINE	52-520-56-00-5695		363.86
			05	MAR 2019 GASOLINE	01-410-56-00-5695		363.86
					INVOICE TOTAL:		5,658.31 *
					CHECK TOTAL:		5,658.31
D001214	WILLRETE	ERIN WILLRETT					
	040119	04/01/19	01	MAR 2019 MOBILE EMAIL	01-110-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
529576	WINKLERK	KIRK WINKLER					
	031519	03/15/19	01	REFEREE	79-795-54-00-5462		75.00
					INVOICE TOTAL:		75.00 *
	031619	03/16/19	01	REFEREE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
					CHECK TOTAL:		175.00

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529577	WOLLNIKD	DAVID WOLLNIK					
	031519	03/15/19	01	REFEREE	79-795-54-00-5462		150.00
					INVOICE TOTAL:		150.00 *
					CHECK TOTAL:		150.00
529578	WTRPRD	WATER PRODUCTS, INC.					
	0286422	03/13/19	01	SOCKET UNION	51-510-56-00-5638		23.25
					INVOICE TOTAL:		23.25 *
	0286423	03/13/19	01	PVC COUPLER, COUPLER	51-510-56-00-5638		119.70
					INVOICE TOTAL:		119.70 *
					CHECK TOTAL:		142.95
D001215	YBSD	YORKVILLE BRISTOL					
	2019.0006	03/15/19	01	FEB 2019 LANDFILL EXPENSE	51-510-54-00-5445		11,988.31
			02	MAR 2019 LANDFILL EXPENSE	51-510-54-00-5445		10,018.85
					INVOICE TOTAL:		22,007.16 *
					DIRECT DEPOSIT TOTAL:		22,007.16
529579	YORKAREA	YORKVILLE AREA CHAMBER OF					
	34305	03/19/19	01	ADDITIONAL ANNUAL MEMBERSHIP	01-110-54-00-5460		2,500.00
			02	DUES	** COMMENT **		
					INVOICE TOTAL:		2,500.00 *
					CHECK TOTAL:		2,500.00
529580	YORKCONG	YORKVILLE CONGREGATIONAL					
	031919	03/19/19	01	WATER/SEWAGE DAMAGE AND	52-520-54-00-5490		5,288.42

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529580	YORKCONG	YORKVILLE CONGREGATIONAL					
	031919	03/19/19	02	CLEANUP COST REIMBURSEMENT DUE	** COMMENT **		
			03	TO 03/17/19 INCIDENT	** COMMENT **		
					INVOICE TOTAL:		5,288.42 *
					CHECK TOTAL:		5,288.42
529581	YOUNGM	MARLYS J. YOUNG					
	030519	03/17/19	01	03/05/19 EDC MEETING MINUTES	01-110-54-00-5462		70.75
					INVOICE TOTAL:		70.75 *
					CHECK TOTAL:		70.75
TOTAL CHECKS PAID:							132,299.22
TOTAL DIRECT DEPOSITS PAID:							43,017.33
TOTAL AMOUNT PAID:							175,316.55

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D001186	ORRK	KATHLEEN FIELD ORR & ASSOC.					
	15879	03/05/19	01	MISC CITY LEGAL MATTERS	01-640-54-00-5456		8,836.50
			02	BLACKBERRY WOODS MATTERS	01-640-54-00-5456		1,333.00
			03	DOWNTOWN TI F II MATTERS	89-890-54-00-5466		473.00
			04	GRANDE RESERVE MATTERS	01-640-54-00-5456		569.75
			05	HOOVER MATTERS	01-640-54-00-5456		204.25
			06	KENDALL MARKETPLACE MATTERS	01-640-54-00-5456		268.75
			07	MEETINGS	01-640-54-00-5456		1,000.00
			08	RAGING WAVES MATTERS	01-640-54-00-5456		430.00
			09	RAINTREE MATTERS	01-640-54-00-5456		1,505.00
			10	WESTBURY MATTERS	01-640-54-00-5456		376.25
			11	WINDMILL FARM MATTERS	01-640-54-00-5456		376.25
				INVOICE TOTAL:			15,372.75 *
				DIRECT DEPOSIT TOTAL:			15,372.75

TOTAL AMOUNT PAID: 15,372.75

01-110 ADMINISTRATION  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
01-410 STREET OPERATIONS  
01-640 ADMINISTRATIVE SERVICES  
01-111 FOX HILL SSA

12-112 SUNFLOWER ESTATES  
15-155 MOTOR FUEL TAX(MFT)  
23-216 MUNICIPAL BUILDING  
23-230 CITY-WIDE CAPITAL  
25-205 POLICE CAPITAL  
25-215 PUBLIC WORKS CAPITAL  
25-225 PARKS & REC CAPITAL

42-420 DEBT SERVICE  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
72-720 LAND CASH  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT  
82-820 LIBRARY OPERATIONS

84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN TIF II  
90-XXX DEVELOPER ESCROW  
95-XXX ESCROW DEPOSIT





## UNITED CITY OF YORKVILLE PAYROLL SUMMARY April 5, 2019

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
ADMINISTRATION	\$ 20,062.71	\$ -	20,062.71	\$ 1,824.49	\$ 1,477.92	\$ 23,365.12
FINANCE	10,239.42	-	10,239.42	941.28	768.50	\$ 11,949.20
POLICE	106,324.52	1,652.68	107,977.20	648.15	7,902.19	\$ 116,527.54
COMMUNITY DEV.	19,494.86	-	19,494.86	1,793.41	1,462.85	\$ 22,751.12
STREETS	20,275.67	-	20,275.67	1,836.98	1,500.01	\$ 23,612.66
WATER	12,687.06	1,610.55	14,297.61	1,308.96	1,046.22	\$ 16,652.79
SEWER	5,387.29	-	5,387.29	501.67	405.29	\$ 6,294.25
PARKS	20,707.78	437.63	21,145.41	1,889.96	1,555.07	\$ 24,590.44
RECREATION	15,385.37	-	15,385.37	1,202.86	1,143.78	\$ 17,732.01
LIBRARY	16,669.30	-	16,669.30	932.89	1,251.72	\$ 18,853.91
<b>TOTALS</b>	<b>\$ 247,233.98</b>	<b>\$ 3,700.86</b>	<b>\$ 250,934.84</b>	<b>\$ 12,880.65</b>	<b>\$ 18,513.55</b>	<b>\$ 282,329.04</b>
<b>TOTAL PAYROLL</b>						<b>\$ 282,329.04</b>



## UNITED CITY OF YORKVILLE

### BILL LIST SUMMARY

Tuesday, April 9, 2019

#### ACCOUNTS PAYABLE

City Check Register (*Pages 1 - 28*)

#### DATE

04/09/2019 175,316.55

SUB-TOTAL: \$ 175,316.55

#### OTHER PAYABLES

Manual Direct Deposit-Orr Legal Inv#15879 (*Page 29*)

03/26/2019 15,372.75

SUB-TOTAL: \$15,372.75

#### PAYROLL

Bi - Weekly (*Page 30*)

04/05/2019 \$ 282,329.04

SUB-TOTAL: \$282,329.04

TOTAL DISBURSEMENTS: \$ 473,018.34



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

Agenda Item Number

Mayor's Report #1

Tracking Number

CC 2019-20

### Agenda Item Summary Memo

**Title:** Proclamation for Motorcycle Awareness Month

**Meeting and Date:** City Council – April 9, 2019

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

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** None

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

**Submitted by:** Mayor Gary J. Golinski

Name

Department

#### Agenda Item Notes:

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*Have a question or comment about this agenda item?*

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

## UNITED CITY OF YORKVILLE

### *Motorcycle Awareness Month Proclamation*

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

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

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

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

**WHEREAS**, the members of A.B.A.T.E. of Illinois, Inc. (A Brotherhood Aimed Toward Education), continually promote motorcycle safety, education and awareness in high school drivers' education programs and to the general public in our City and State, presenting motorcycle awareness programs to over 120,000 participants in Illinois over the past five years; and

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

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

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

**NOW, THEREFORE**, I, Gary J. Golinski, Mayor of the United City of Yorkville, in the great State of Illinois, in recognition of 32 years of A.B.A.T.E. of Illinois, Inc., and over 301,000 registered motorcyclists statewide, and in recognition of the continued role Illinois serves as a leader in motorcycle safety, education and awareness, do hereby proclaim the Month of May 2019 as Motorcycle Awareness Month in the United City of Yorkville, and urge all motorists to join in an effort to improve safety and awareness on our roadways.

Dated this 9<sup>th</sup> day of April, 2019, A.D.

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Gary J. Golinski, Mayor



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

Agenda Item Number

Mayor's Report #2

Tracking Number

CC 2019-21

### Agenda Item Summary Memo

**Title:** Fiscal Year 2019 – Budget Amendment (Parks & Rec / Veh & Equip Funds)

**Meeting and Date:** City Council – April 9, 2019

**Synopsis:** Please see attached memo.

### Council Action Previously Taken:

Date of Action: N/A Action Taken:

Item Number:

**Type of Vote Required:** Supermajority (6 out of 9)

**Council Action Requested:** Approval

**Submitted by:** Rob Fredrickson Finance  
Name Department

### Agenda Item Notes:

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# Memorandum



To: City Council  
From: Tim Evans, Director of Parks and Recreation  
CC: Bart Olson, City Administrator  
Date: March 29, 2019  
Subject: Fiscal Year 2019 Parks and Recreation Budget Amendment Request

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## Summary

Amend the Fiscal Year 2019 (79) Parks & Recreation Fund and (25) Vehicle & Equipment Fund budgets in order to finance the purchase of two park department vehicles, various recreation equipment and to install a boat launch area at Riverfront Park.

## Background

As you may recall, the (79) Parks & Recreation Fund budget was amended in November of 2018 to reflect the additional revenues and expenditures associated with the new youth baseball/softball programs, which began in the Spring of 2019. The amended (79) Parks & Recreation Fund budget showed total revenues of \$2,123,014 less expenditures of \$2,228,508 with a corresponding budget deficit of (\$105,494).

As fiscal year 2019 draws to a close, staff has revised its projections to reflect the following: total revenue in the amount of \$2,160,021 less expenditures of \$2,152,626 for an estimated budget surplus of \$7,395. Based on this current estimate, staff is projecting the (79) Parks and Recreation Fund to finish \$112,889 better than currently budgeted (amended budget deficit of (\$105,494) versus a projected budget surplus of \$7,395).

Considering that the Fund is projected to finish \$112,889 better than currently budgeted, staff is recommending the following budget adjustments:

- a) Revise various (79) Park & Recreation Fund revenues and expenditure line items, in order to better reflect were the Fund is currently projected to finish at the end of FY 19. As mentioned above, these adjustments (highlighted in yellow on Schedule A) would bring total revenues to \$2,160,021 less expenditures of \$2,152,626 for a budgetary surplus of \$7,395.
- b) Additionally, staff is recommending a transfer of \$90,000 from the (79) Parks & Recreation Fund to the Parks & Recreation Capital cost center in the (25) Vehicle & Equipment Fund for the purchase of two new parks trucks (approx \$70,000) that are desperately needed for the maintenance of the City's parks and playgrounds and to install a boat launch area (\$20,000) on

the east side of Riverfront Park. The flow of funds for this proposed \$90,000 transfer (highlighted in green on Schedule A) would be as follows:

- \$90,000 would flow out as a vehicle & equipment chargeback (79-790-5422) expenditure in the Parks Department;
  - Then flow into the (25) Vehicle & Equipment Fund, as parks & recreation chargeback revenue (25-44-4427);
  - Before being expensed in the Park & Recreation Capital cost center under vehicles (25-225-6070) for \$70,000 and buildings & structures (25-225-6020) for the boat launch in the amount of \$20,000.
- c) Increase operating supplies (79-795-5620) in the Recreation Department budget by \$10,000 (highlighted in green), for needed equipment supporting revenue generating programs, such as baseball fields, soccer goals at Bristol Bay, fitness equipment for the Van Emmon Activity Center and supplies for the preschool program.

The proposed budget amendments (b) and (c) above would result in a projected (79) Parks & Recreation Fund deficit of (\$92,605); which is \$12,889 better than current budgeted deficit amount of (\$105,494). There is no budgetary impact for the (25) Vehicle & Equipment Fund.

### **Recommendation**

Staff recommends approval of the attached budget ordinance.

**Ordinance No. 2019-\_\_\_\_**

**AN ORDINANCE AUTHORIZING THE TWELFTH AMENDMENT TO THE ANNUAL BUDGET OF THE UNITED CITY OF YORKVILLE, FOR THE FISCAL YEAR COMMENCING ON MAY 1, 2018 AND ENDING ON APRIL 30, 2019**

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

**WHEREAS**, pursuant to 65 ILCS 5/8-2-9.4, the City adopted Ordinance No. 2018-26 on April 10, 2018 adopting an annual budget for the fiscal year commencing on May 1, 2018 and ending on April 30, 2019; and,

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

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

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

**Section 1:** That the amounts shown in Schedule A, attached hereto and made a part hereof by reference, increasing and/or decreasing certain object classes and decreasing certain fund balances in the Parks & Recreation and Vehicle & Equipment funds with respect to the United City of Yorkville’s 2018-2019 Budget are hereby approved.

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



Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this  
\_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
CITY CLERK

CARLO COLOSIMO \_\_\_\_\_

KEN KOCH \_\_\_\_\_

JACKIE MILSCHEWSKI \_\_\_\_\_

ARDEN JOE PLOCHER \_\_\_\_\_

CHRIS FUNKHOUSER \_\_\_\_\_

JOEL FRIEDERS \_\_\_\_\_

SEAVER TARULIS \_\_\_\_\_

JASON PETERSON \_\_\_\_\_

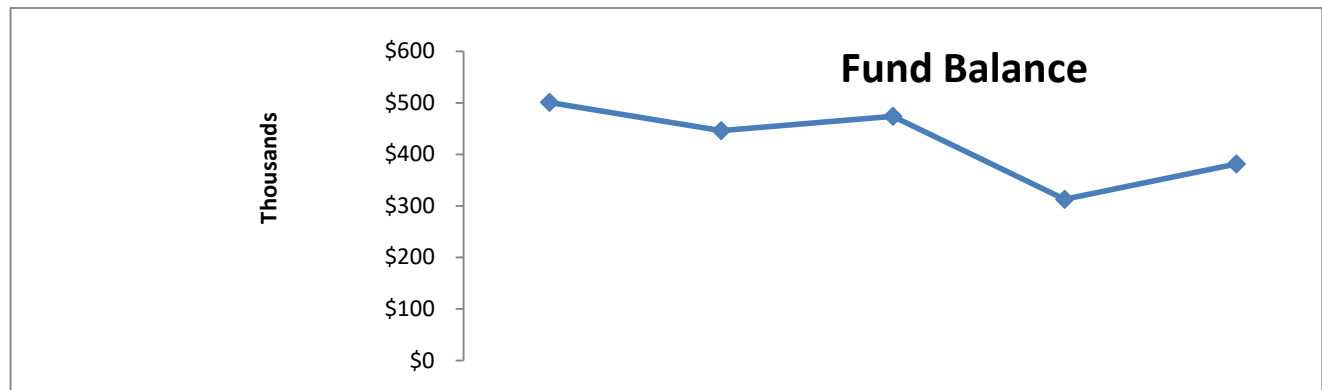
Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR

## PARKS & RECREATION FUND (79)

This fund accounts for the daily operations of the Parks and Recreation Department. Programs, classes, special events and maintenance of City wide park land and public facilities make up the day to day operations. Programs and classes consist of a wide variety of options serving children through senior citizens. Special events range from Music Under the Stars to Home Town Days. City wide maintenance consists of over two hundred acres at more than fifty sites including buildings, boulevards, parks, utility locations and natural areas.

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Amended Budget
<b>Revenue</b>					
Charges for Service	408,469	455,676	453,466	646,815	659,815
Investment Earnings	369	328	800	500	1,500
Reimbursements	12,890	3,002	174	-	19,158
Miscellaneous	219,704	209,970	234,784	201,000	204,849
Other Financing Sources	1,076,831	1,118,638	1,308,583	1,274,699	1,274,699
<b>Total Revenue</b>	<b>1,718,263</b>	<b>1,787,614</b>	<b>1,997,807</b>	<b>2,123,014</b>	<b>2,160,021</b>
<b>Expenditures</b>					
Salaries	723,194	805,190	868,189	989,828	987,500
Benefits	325,538	365,079	390,010	437,531	415,316
Contractual Services	252,132	311,346	318,383	294,214	364,204
Supplies	474,172	360,884	393,250	506,935	485,606
<b>Total Expenditures</b>	<b>1,775,036</b>	<b>1,842,499</b>	<b>1,969,832</b>	<b>2,228,508</b>	<b>2,252,626</b>
<b>Surplus (Deficit)</b>	<b>(56,773)</b>	<b>(54,885)</b>	<b>27,975</b>	<b>(105,494)</b>	<b>(92,605)</b>
<b>Ending Fund Balance</b>	<b>500,762</b>	<b>445,875</b>	<b>473,850</b>	<b>312,946</b>	<b>381,245</b>
	28.2%	24.2%	24.1%	14.0%	16.9%



# United City of Yorkville

## Parks and Recreation Fund

79

### PARKS AND RECREATION FUND REVENUE

Account	Description	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Amended
<b>Charges for Services</b>						
79-000-41-00-4175	OSLAD GRANT - RIVERFRONT PARK	-	-	-	81,815	81,815
79-000-44-00-4402	SPECIAL EVENTS	100,756	109,109	87,666	90,000	90,000
79-000-44-00-4403	CHILD DEVELOPMENT	110,861	135,445	141,046	130,000	145,000
79-000-44-00-4404	ATHLETICS AND FITNESS	163,420	178,613	187,611	315,000	315,000
79-000-44-00-4441	CONCESSION REVENUE	33,432	32,509	37,143	30,000	28,000
<b>Total:</b>	<b>Charges for Services</b>	<b>\$408,469</b>	<b>\$455,676</b>	<b>\$453,466</b>	<b>\$646,815</b>	<b>\$659,815</b>
<b>Investment Earnings</b>						
79-000-45-00-4500	INVESTMENT EARNINGS	369	328	800	500	1,500
<b>Total:</b>	<b>Investment Earnings</b>	<b>\$369</b>	<b>\$328</b>	<b>\$800</b>	<b>\$500</b>	<b>\$1,500</b>
<b>Reimbursements</b>						
79-000-46-00-4690	REIMB - MISCELLANEOUS	12,890	3,002	174	-	19,158
<b>Total:</b>	<b>Reimbursements</b>	<b>\$12,890</b>	<b>\$3,002</b>	<b>\$174</b>	<b>\$0</b>	<b>\$19,158</b>
<b>Miscellaneous</b>						
79-000-48-00-4820	RENTAL INCOME	50,921	53,345	54,701	55,000	53,208
79-000-48-00-4825	PARK RENTALS	19,602	13,221	20,200	15,000	15,500
79-000-48-00-4843	HOMETOWN DAYS	106,579	117,354	128,156	108,000	118,141
79-000-48-00-4846	SPONSORSHIPS/DONATIONS	18,917	20,547	19,753	20,000	15,000
79-000-48-00-4850	MISCELLANEOUS INCOME	23,685	5,503	11,974	3,000	3,000
<b>Total:</b>	<b>Miscellaneous</b>	<b>\$219,704</b>	<b>\$209,970</b>	<b>\$234,784</b>	<b>\$201,000</b>	<b>\$204,849</b>
<b>Other Financing Sources</b>						
79-000-49-00-4901	TRANSFER FROM GENERAL	1,076,831	1,118,638	1,308,583	1,274,699	1,274,699
<b>Total:</b>	<b>Other Financing Sources</b>	<b>\$1,076,831</b>	<b>\$1,118,638</b>	<b>\$1,308,583</b>	<b>\$1,274,699</b>	<b>\$1,274,699</b>
<b>Total: PARKS &amp; REC REVENUE</b>		<b><u>\$1,718,263</u></b>	<b><u>\$1,787,614</u></b>	<b><u>\$1,997,807</u></b>	<b><u>\$2,123,014</u></b>	<b><u>\$2,160,021</u></b>

# United City of Yorkville

## Parks and Recreation Fund

790

### PARKS DEPARTMENT EXPENDITURES

Account	Description	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Amended
<b>Salaries</b>						
79-790-50-00-5010	SALARIES & WAGES	387,634	425,198	459,025	492,742	485,000
79-790-50-00-5015	PART-TIME SALARIES	24,382	35,251	37,282	50,000	50,000
79-790-50-00-5020	OVERTIME	1,884	2,091	2,533	3,000	5,000
<b>Total:</b>	<b>Salaries</b>	<b>\$413,900</b>	<b>\$462,540</b>	<b>\$498,840</b>	<b>\$545,742</b>	<b>\$540,000</b>
<b>Benefits</b>						
79-790-52-00-5212	RETIREMENT PLAN CONTRIBUTION	41,923	46,256	51,254	54,650	54,650
79-790-52-00-5214	FICA CONTRIBUTION	30,890	34,143	36,883	40,354	40,354
79-790-52-00-5216	GROUP HEALTH INSURANCE	102,203	119,781	131,162	158,534	141,675
79-790-52-00-5222	GROUP LIFE INSURANCE	790	884	896	594	583
79-790-52-00-5223	DENTAL INSURANCE	7,978	8,353	9,726	10,707	9,797
79-790-52-00-5224	VISION INSURANCE	947	1,002	1,313	1,497	1,393
<b>Total:</b>	<b>Benefits</b>	<b>\$184,731</b>	<b>\$210,419</b>	<b>\$231,234</b>	<b>\$266,336</b>	<b>\$248,452</b>
<b>Contractual Services</b>						
79-790-54-00-5412	TRAINING & CONFERENCES	2,136	4,410	4,186	7,000	1,000
79-790-54-00-5415	TRAVEL & LODGING	85	807	248	3,000	100
79-790-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	-	53,908	70,000	-	90,000
79-790-54-00-5424	COMPUTER REPLACEMENT CHARGEBACK	-	-	-	5,200	5,200
79-790-54-00-5440	TELECOMMUNICATIONS	5,312	6,278	6,348	6,500	6,500
79-790-54-00-5462	PROFESSIONAL SERVICES	7,206	2,461	1,940	3,000	3,000
79-790-54-00-5466	LEGAL SERVICES	5,415	663	2,634	6,000	2,000
79-790-54-00-5485	RENTAL & LEASE PURCHASE	2,461	2,334	5,818	2,500	2,500
79-790-54-00-5495	OFFICE CLEANING	-	-	2,719	2,800	2,792
79-790-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	36,800	22,411	17,640	50,000	50,000
<b>Total:</b>	<b>Contractual Services</b>	<b>\$59,415</b>	<b>\$93,272</b>	<b>\$111,533</b>	<b>\$86,000</b>	<b>\$163,092</b>
<b>Supplies</b>						
79-790-56-00-5600	WEARING APPAREL	5,759	5,344	8,647	6,220	6,220
79-790-56-00-5620	OPERATING SUPPLIES	147,028	23,577	31,213	35,200	35,200
79-790-56-00-5630	SMALL TOOLS & EQUIPMENT	5,518	1,576	5,965	6,000	6,000
79-790-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	2,000	2,000	2,000	20,000	-
79-790-56-00-5640	REPAIR & MAINTENANCE	64,517	69,160	68,347	126,000	120,000
79-790-56-00-5695	GASOLINE	11,694	12,439	15,686	14,445	24,200
<b>Total:</b>	<b>Supplies</b>	<b>\$236,516</b>	<b>\$114,096</b>	<b>\$131,858</b>	<b>\$207,865</b>	<b>\$191,620</b>
<b>Total: PARK DEPT EXPENDITURES</b>		<b><u>\$894,562</u></b>	<b><u>\$880,327</u></b>	<b><u>\$973,465</u></b>	<b><u>\$1,105,943</u></b>	<b><u>\$1,143,164</u></b>

# United City of Yorkville

## Parks and Recreation Fund

795

### RECREATION DEPARTMENT EXPENDITURES

Account	Description	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Amended
<b>Salaries</b>						
79-795-50-00-5010	SALARIES & WAGES	261,071	283,924	290,580	324,086	337,500
79-795-50-00-5015	PART-TIME SALARIES	6,537	9,989	16,602	40,000	25,000
79-795-50-00-5045	CONCESSION WAGES	7,549	7,891	8,344	15,000	10,000
79-795-50-00-5046	PRE-SCHOOL WAGES	23,902	30,091	34,468	40,000	37,500
79-795-50-00-5052	INSTRUCTORS WAGES	10,235	10,755	19,355	25,000	37,500
<b>Total:</b>	<b>Salaries</b>	<b>\$309,294</b>	<b>\$342,650</b>	<b>\$369,349</b>	<b>\$444,086</b>	<b>\$447,500</b>
<b>Benefits</b>						
79-795-52-00-5212	RETIREMENT PLAN CONTRIBUTION	28,362	30,328	31,208	39,956	36,000
79-795-52-00-5214	FICA CONTRIBUTION	23,119	25,585	27,561	32,367	32,367
79-795-52-00-5216	GROUP HEALTH INSURANCE	83,005	91,187	92,497	90,945	90,570
79-795-52-00-5222	GROUP LIFE INSURANCE	618	396	407	440	440
79-795-52-00-5223	DENTAL INSURANCE	4,987	6,362	6,235	6,539	6,539
79-795-52-00-5224	VISION INSURANCE	716	802	868	948	948
<b>Total:</b>	<b>Benefits</b>	<b>\$140,807</b>	<b>\$154,660</b>	<b>\$158,776</b>	<b>\$171,195</b>	<b>\$166,864</b>
<b>Contractual Services</b>						
79-795-54-00-5410	TUITION REIMBURSEMENT	-	-	-	-	3,216
79-795-54-00-5412	TRAINING & CONFERENCES	3,481	2,951	3,295	5,000	4,075
79-795-54-00-5415	TRAVEL & LODGING	354	1,028	542	3,000	50
79-795-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	-	20,000	-	-	-
79-795-54-00-5424	COMPUTER REPLACEMENT CHARGEBACK	-	-	-	4,412	4,412
79-795-54-00-5426	PUBLISHING & ADVERTISING	49,207	52,018	52,825	55,000	58,000
79-795-54-00-5440	TELECOMMUNICATIONS	7,231	7,064	7,734	8,000	8,000
79-795-54-00-5447	SCHOLARSHIPS	121	-	-	2,500	-
79-795-54-00-5452	POSTAGE & SHIPPING	1,008	2,609	3,198	3,500	3,000
79-795-54-00-5460	DUES & SUBSCRIPTIONS	1,231	1,155	4,113	3,000	3,000
79-795-54-00-5462	PROFESSIONAL SERVICES	94,757	101,289	116,287	100,000	95,000
79-795-54-00-5480	UTILITIES	10,596	11,976	11,515	13,483	13,483
79-795-54-00-5485	RENTAL & LEASE PURCHASE	3,019	1,808	1,874	3,000	3,000
79-795-54-00-5488	OFFICE CLEANING	-	-	4,194	4,319	3,876
79-795-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	6,770	6,061	1,273	3,000	2,000
79-795-54-00-5496	PROGRAM REFUNDS	14,942	10,115	-	-	-
<b>Total:</b>	<b>Contractual Services</b>	<b>\$192,717</b>	<b>\$218,074</b>	<b>\$206,850</b>	<b>\$208,214</b>	<b>\$201,112</b>

**United City of Yorkville**  
**Parks and Recreation Fund**

795

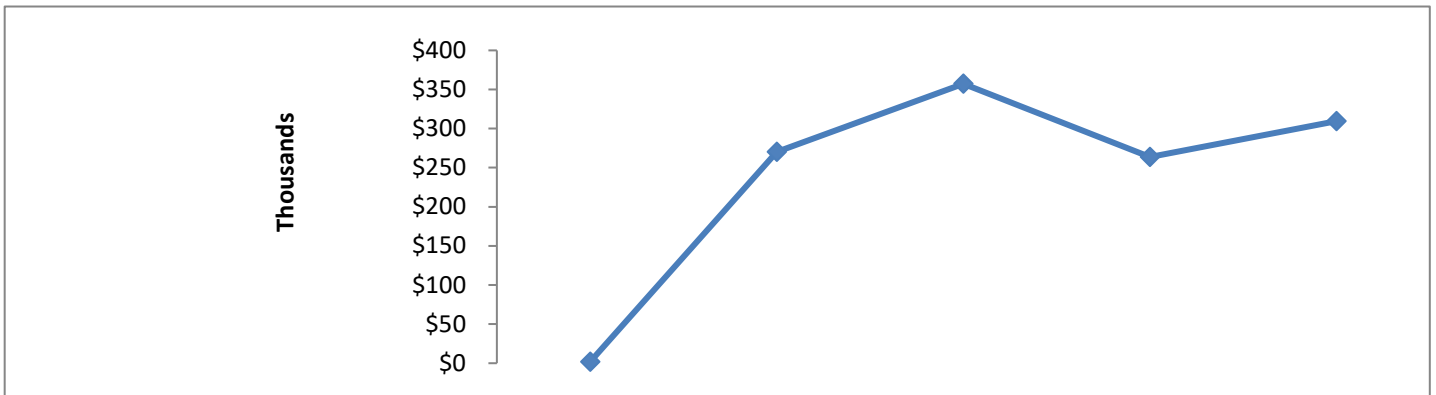
**RECREATION DEPARTMENT EXPENDITURES**

Account	Description	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Amended
<b>Supplies</b>						
79-795-56-00-5602	HOMETOWN DAYS SUPPLIES	94,845	96,287	108,177	100,000	110,986
79-795-56-00-5606	PROGRAM SUPPLIES	108,100	121,860	119,317	160,000	135,000
79-795-56-00-5607	CONCESSION SUPPLIES	19,299	14,926	15,796	18,000	18,000
79-795-56-00-5610	OFFICE SUPPLIES	2,212	2,325	2,809	3,000	2,000
79-795-56-00-5620	OPERATING SUPPLIES	11,373	9,240	12,115	15,000	25,000
79-795-56-00-5640	REPAIR & MAINTENANCE	1,009	1,230	2,279	2,000	2,000
79-795-56-00-5695	GASOLINE	818	920	899	1,070	1,000
<b>Total:</b>	<b>Supplies</b>	<b>\$237,656</b>	<b>\$246,788</b>	<b>\$261,392</b>	<b>\$299,070</b>	<b>\$293,986</b>
	<b>Total: RECREATION EXPENDITURES</b>	<b><u>\$880,474</u></b>	<b><u>\$962,172</u></b>	<b><u>\$996,367</u></b>	<b><u>\$1,122,565</u></b>	<b><u>\$1,109,462</u></b>

## VEHICLE & EQUIPMENT FUND (25)

This fund primarily derives its revenue from monies collected from building permits, fines and development fees. Revenues are used to purchase vehicles and equipment for use in the operations of the Police, General Government, Public Works Street Operations and Park & Recreation departments.

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Amended Budget
<b>Revenue</b>					
Licenses & Permits	89,150	134,050	229,575	145,000	145,000
Fines & Forfeits	11,374	6,608	8,730	6,700	6,700
Charges for Service	374,386	236,948	201,102	216,652	306,652
Investment Earnings	43	86	596	150	150
Miscellaneous	53,073	259,697	1,975	2,000	2,000
<b>Total Revenue</b>	<b>528,026</b>	<b>637,389</b>	<b>441,978</b>	<b>370,502</b>	<b>460,502</b>
<b>Expenditures</b>					
Contractual Services	52,553	31,526	53,799	10,500	10,500
Supplies	-	-	-	36,411	36,411
Capital Outlay	506,175	264,262	228,305	298,200	388,200
Debt Service	73,034	73,034	73,034	73,034	73,034
<b>Total Expenditures</b>	<b>631,762</b>	<b>368,822</b>	<b>355,138</b>	<b>418,145</b>	<b>508,145</b>
<b>Surplus (Deficit)</b>	<b>(103,736)</b>	<b>268,567</b>	<b>86,840</b>	<b>(47,643)</b>	<b>(47,643)</b>
<b>Ending Fund Balance</b>	<b>1,841</b>	<b>270,407</b>	<b>357,246</b>	<b>263,801</b>	<b>309,603</b>
	0.3%	73.3%	100.6%	63.1%	60.9%



# United City of Yorkville

## Vehicle & Equipment Fund

25

### VEHICLE & EQUIPMENT FUND REVENUE

Account	Description	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Amended
<b>Licenses &amp; Permits</b>						
25-000-42-00-4215	DEVELOPMENT FEES - POLICE CAPITAL	12,900	32,100	51,511	55,000	55,000
25-000-42-00-4216	BUILD PROGRAM PERMITS	43,410	28,700	44,935	-	-
25-000-42-00-4217	WEATHER WARNING SIREN FEES	-	-	224	-	-
25-000-42-00-4218	ENGINEERING CAPITAL FEES	3,250	8,600	11,000	12,000	12,000
25-000-42-00-4219	DEVELOPMENT FEES - PW CAPITAL	26,240	60,350	116,205	72,000	72,000
25-000-42-00-4220	DEVELOPMENT FEES - PARK CAPITAL	1,625	4,300	5,700	6,000	6,000
25-000-42-00-4224	RENEW PROGRAM PERMITS	1,725	-	-	-	-
<b>Total:</b>	<b>Licenses &amp; Permits</b>	<b>\$89,150</b>	<b>\$134,050</b>	<b>\$229,575</b>	<b>\$145,000</b>	<b>\$145,000</b>
<b>Fines &amp; Forfeits</b>						
25-000-43-00-4315	DUI FINES	10,803	5,865	8,130	6,000	6,000
25-000-43-00-4316	ELECTRONIC CITATION FEES	571	743	600	700	700
<b>Total:</b>	<b>Fines &amp; Forfeits</b>	<b>\$11,374</b>	<b>\$6,608</b>	<b>\$8,730</b>	<b>\$6,700</b>	<b>\$6,700</b>
<b>Charges for Service</b>						
25-000-44-00-4418	MOWING INCOME	5,744	1,955	894	2,000	2,000
25-000-44-00-4419	COMMUNITY DEVELOPMENT CHARGEBACK	-	-	-	40,000	40,000
25-000-44-00-4420	POLICE CHARGEBACK	174,263	97,459	130,208	140,241	140,241
25-000-44-00-4421	PUBLIC WORKS CHARGEBACK	194,379	63,626	-	-	-
25-000-44-00-4427	PARKS & RECREATION CHARGEBACK	-	73,908	70,000	-	90,000
25-000-44-00-4428	COMPUTER REPLACEMENT CHARGEBACK	-	-	-	34,411	34,411
<b>Total:</b>	<b>Charges for Service</b>	<b>\$374,386</b>	<b>\$236,948</b>	<b>\$201,102</b>	<b>\$216,652</b>	<b>\$306,652</b>
<b>Investment Earnings</b>						
25-000-45-00-4522	INVESTMENT EARNINGS - PARK CAPITAL	43	86	596	150	150
<b>Total:</b>	<b>Investment Earnings</b>	<b>\$43</b>	<b>\$86</b>	<b>\$596</b>	<b>\$150</b>	<b>\$150</b>
<b>Miscellaneous</b>						
25-000-48-00-4852	MISCELLANEOUS INCOME - POLICE CAPITAL	624	435	214	-	-
25-000-48-00-4854	MISCELLANEOUS INCOME - PW CAPITAL	3,929	5,100	1,761	2,000	2,000
25-000-48-00-4855	MISCELLANEOUS INCOME - PARK CAPITAL	74	-	-	-	-
25-000-49-00-4920	SALE OF CAPITAL ASSETS - POLICE CAPITAL	3,475	5,990	-	-	-
25-000-49-00-4921	SALE OF CAPITAL ASSETS - PW CAPITAL	44,171	-	-	-	-
25-000-49-00-4922	SALE OF CAPITAL ASSETS - PARK CAPITAL	800	248,172	-	-	-
<b>Total:</b>	<b>Miscellaneous</b>	<b>\$53,073</b>	<b>\$259,697</b>	<b>\$1,975</b>	<b>\$2,000</b>	<b>\$2,000</b>
<b>Total: VEHICLE &amp; EQUIP REVENUE</b>		<b><u>\$528,026</u></b>	<b><u>\$637,389</u></b>	<b><u>\$441,978</u></b>	<b><u>\$370,502</u></b>	<b><u>\$460,502</u></b>



# United City of Yorkville

## Vehicle & Equipment Fund

225

### PARKS & RECREATION CAPITAL EXPENDITURES

Account	Description	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Amended
<b>Contractual Services</b>						
25-225-54-00-5405	BUILD PROGRAM	1,150	50	850	-	-
25-225-54-00-5406	RENEW PROGRAM	75	-	-	-	-
25-225-54-00-5462	PROFESSIONAL SERVICES	-	1,772	-	-	-
<b>Total:</b>	<b>Contractual Services</b>	<b>\$1,225</b>	<b>\$1,822</b>	<b>\$850</b>	<b>\$0</b>	<b>\$0</b>
<b>Capital Outlay</b>						
25-225-60-00-6020	BUILDINGS & STRUCTURES	-	-	-	-	20,000
25-225-60-00-6060	EQUIPMENT	78,936	53,908	5,264	50,000	50,000
25-225-60-00-6068	TRAIL IMPROVEMENTS	20,347	-	-	-	-
25-225-60-00-6070	VEHICLES	24,882	-	19,903	-	70,000
<b>Total:</b>	<b>Capital Outlay</b>	<b>\$124,165</b>	<b>\$53,908</b>	<b>\$25,167</b>	<b>\$50,000</b>	<b>\$140,000</b>
<b>Debt Service - Public Works Building</b>						
25-225-92-00-8000	PRINCIPAL PAYMENT	1,242	1,298	1,357	1,418	1,418
25-225-92-00-8050	INTEREST PAYMENT	977	921	862	801	801
<b>Total:</b>	<b>Debt Service - PW Building</b>	<b>\$2,219</b>	<b>\$2,219</b>	<b>\$2,219</b>	<b>\$2,219</b>	<b>\$2,219</b>
<b>Total: PARK &amp; REC CAPITAL EXPENDITURES</b>		<b><u>\$127,609</u></b>	<b><u>\$57,949</u></b>	<b><u>\$28,236</u></b>	<b><u>\$52,219</u></b>	<b><u>\$142,219</u></b>



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

Agenda Item Number

Economic Development Committee #1

Tracking Number

EDC 2019-24

### Agenda Item Summary Memo

**Title:** Raging Waves Annexation Agreement Amendment

**Meeting and Date:** City Council – April 9, 2019

**Synopsis:** Request for 3<sup>rd</sup> amendment to the Raging Waves Annexation Agreement

#### Council Action Previously Taken:

Date of Action: 5-16-2013 Action Taken: Approval of Road Name Change

Item Number: EDC 2013-18

**Type of Vote Required:** 2/3 vote of Corporate Authorities (6 of 9 including Mayor)

**Council Action Requested:** Vote

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

#### Agenda Item Notes:

Please see attached memo.



# Memorandum

To: Economic Development Committee  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: February 19, 2019  
Subject: **Raging Waves Waterpark  
Proposed 3<sup>rd</sup> Amendment to Annexation Agreement**

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## **Background**

The property on which Raging Waves Waterpark is located was annexed into the City in 2006 as part of the O'Keefe property via Ordinance 2006-101. In 2008, the annexation agreement was amended to include a 5% admissions tax of which a portion would be rebated to Raging Waves to offset their costs of construction the public roadway throughout the entire O'Keefe parcel. Raging Waves' share of the 5% admission tax collected by the City was set at 55%. While the collection of the admission tax was approved for twenty years, the rebate to Raging Waves was for a period of ten (10) years or through 2018. After the expiration of the tax share with Raging Waves, the City would receive 100% of the admission tax collected for the remaining 10 years or through 2028.

In 2011, the annexation agreement was again amended via Ordinance 2011-31 (agreement was not executed until May 1, 2012), to reduce the admissions tax from 5% to 2.75% and limit the tax collection term from 20 years to 10 years. This second amendment eliminated the City's share of the tax collected, thereby allowing Raging Waves to collect 100% of the admission tax generated for ten (10) years, commencing August 1, 2011 and ending September 30, 2021. After 2018, the tax would then completely cease.

## **Proposed Request**

The current proposed agreement amendment is seeking extend the termination date of the admission tax and the rebate period an additional five (5) years, from September 30, 2021 to September 30, 2026. The proposed in effect would increase the term of the agreement from an overall ten (10) year time frame to a fifteen (15) year time frame. The proposed amended language is provided in the attached draft agreement prepared by the City Attorney for your consideration.

## **Staff Comments**

Since the request is an amendment to an annexation agreement, a public hearing before the City Council is required. Staff has tentatively scheduled the public notice to be published in the March 8<sup>th</sup> edition of the Beacon Newspaper for March 26, 2019 public hearing before the City Council. Final determination of the request will be considered at the April 9<sup>th</sup> City Council meeting with approval requiring two-thirds (2/3) of the corporate authorities' favorable vote (6 out of 9 including the Mayor). Staff and representatives from Raging Waves will be available at Tuesday night's meeting to answer any questions.

**THIRD AMENDMENT TO THE  
AMENDED ANNEXATION AGREEMENT AND PLANNED  
UNIT DEVELOPMENT AGREEMENT**  
*(O’Keefe Subdivision)*

This Third Amendment to an Annexation Agreement, dated September 26, 2006, by and among the Betty O’Keefe Family Limited Partnership (the “*Owner*”), Lundmark Group, LLC, an Illinois limited liability company (“*Lundmark*”) and the United City of Yorkville, Kendall County (the “*City*”), a municipal corporation organized and existing under and by virtue of the laws of the State of Illinois (the “*Original Agreement*”), as amended June 10, 2008 (the “*First Amendment*”) and May 1, 2012 (the “*Second Amendment*”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2019 by and between the City and Raging Waves, LLC, Series A, a Delaware Series limited liability company, as successor-in-interest to Lundmark (the “*Developer*”).

**RECITALS:**

**WHEREAS**, the Owner, Lundmark and the City entered into the Original Agreement which provided for the annexation of approximately 140.9 acres of real estate located east of Illinois Route 47 and south of Galena Road in Bristol Township, Kendall County, Illinois (the “*Annexed Parcel*”); and,

**WHEREAS**, the Original Agreement provided that Lundmark was the contract purchaser of lots 2 and 3 of the Annexed Parcel (the “*Water Park Parcel*”) and, after its acquisition thereof, would develop said property to create a water park facility identified as a commercial recreation park within the B-3 Service Business District (the “*Water Park*”), with certain modifications and deviations from applicable City ordinances, rules and codes; and,

**WHEREAS**, in accordance with the Original Agreement, the Developer became subject to all of the obligations of Lundmark, as set forth therein, when it became the record owner of the Water Park Parcel; and,

**WHEREAS**, in addition to the terms and conditions pertaining to the development of the Water Park, Paragraph 9 of the Original Agreement provided that the City would impose a five percent (5%) admissions tax on the total net collection of admission revenues generated from the operation of the Water Park (the “*Admissions Tax*”) for a period of twenty (20) years and rebate fifty-five percent (55%) of the City’s collections of the Admissions Tax to the Developer for a period of ten (10) years in order to offset its cost of constructing a public east/west road through lots 2 and 3; and,

**WHEREAS**, after approval and execution of the Original Agreement, the City imposed a three percent (3%) amusement tax pursuant to Section 11-42-5 of the Illinois Municipal Code (65 ILCS 5/11-42-5) which applies to the Water Park and resulted in a total tax of eight percent (8%) to be applied to the cost of admission, which total tax was deemed to be excessive; and,

**WHEREAS**, the Second Amendment addressed the excessive imposition of taxes by amending Paragraph 9 of the Original Agreement to provide (1) that the Admissions Tax would be reduced from five percent (5%) to two and three quarters percent (2.75%), (2) said tax would be imposed for a period of ten (10) years, commencing August 1, 2011 and terminating September 30, 2021, and (3) that one hundred percent (100%) of the Admissions Tax received by the City from the Developer would be rebated during said ten (10) year period; and,

**WHEREAS**, the Corporate Authorities and the Developer now desire to further amend Paragraph 9 of the Original Agreement, as amended, by extending the termination date of the

Admissions Tax and the rebate thereof to the Developer from September 30, 2021 to September 30, 2026; and,

**WHEREAS**, a legal notice of publication of a public hearing on this Third Amendment was duly published in the *Beacon News*, being a newspaper of general circulation in the City, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing which was held by the Corporate Authorities on \_\_\_\_\_, 2019, at 7:00 p.m. at City Hall; and,

**WHEREAS**, the Corporate Authorities believe the Third Amendment is in the best interests of the City and the health, safety and welfare of its residents.

**NOW, THEREFORE**, in consideration of the foregoing Recitals and the mutual covenants hereinafter set forth, the parties hereto agree as follows:

*Section 1.* The foregoing recitals are hereby incorporated into this Third Amendment as if fully restated herein.

*Section 2.* All references in the Original Agreement, First Amendment, and Second Amendment to “Developer” shall be deemed a reference to Raging Waves, LLC, Series A, a Delaware Series limited liability company.

*Section 3.* Paragraph 9 of the Original Agreement, as amended by the First Amendment and Second Amendment, is hereby amended to provide that the Admissions Tax of two and three quarters percent (2.75%), as established by the Second Amendment, shall be imposed for a period of fifteen (15) years, which period commenced August 1, 2011 and terminates September 30, 2026 (the “*Admissions Tax Term*”), and that one hundred percent (100%) of the Admissions Tax received by the City from the Developer during the Admissions Tax Term shall be rebated to the Developer.

*Section 4.* All matters, covenants, obligations and commitments as set forth in the Original Agreement and any amendments thereto, other than the amendments to Paragraph 9 thereof pertaining to the imposition and rebate of the Admissions Tax as set forth above, are hereby affirmed as if restated herein.

*Section 5.* This Third Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

**IN WITNESS WHEREOF**, the parties hereto have set their hands and seals to this  
Third Amendment to the Original Agreement as of the day and year first above written.

United City of Yorkville, an Illinois  
municipal corporation

By: \_\_\_\_\_  
Mayor

*Attest:*

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

Raging Waves, LLC, Series A, a Delaware Series  
limited liability company

By: \_\_\_\_\_  
President

*Attest:*

\_\_\_\_\_  
Secretary



**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING A THIRD AMENDMENT TO THE AMENDED ANNEXATION AGREEMENT AND PLANNED UNIT DEVELOPMENT AGREEMENT (*O'Keefe Subdivision*)**

**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**, Section 11-15.1-1 *et seq.* of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 *et. seq.*) grants the City with authority to enter into an annexation agreement with one or more owners of land in an unincorporated territory; and,

**WHEREAS**, on September 26, 2006, by Ordinance No. 2006-101, the Mayor and City Council of the City (the “*Corporate Authorities*”) authorized the execution of an Annexation Agreement by and between the Betty O’Keefe Family Limited Partnership (the “*Owner*”), Lundmark Group, LLC (the “*Lundmark*”) and the City (the “*Original Agreement*”), which Original Agreement was recorded with the Kendall County Recorder’s Office on November 7, 2006 as document #200600036302; the Original Agreement, among other things, provided for the annexation of approximately 140.9 acres of real estate located east of Illinois Route 47 and south of Galena Road in Bristol Township, Kendall County, Illinois (the “*Annexed Parcel*”); and,

**WHEREAS**, Raging Waves, LLC, Series A, a Delaware Series limited liability company (the “*Developer*”) is the successor-in-interest to Lundmark and, in accordance with the Original Agreement, is subject to all of the obligations of Lundmark as set forth therein; and,

**WHEREAS**, the Original Agreement provided for the development, by the Developer, after its acquisition of lots 2 and 3 of the Annexed Parcel, of a water park facility identified as a commercial recreation park within the B-3 Service Business District (the “*Water Park*”), with

certain modifications and deviations from applicable City ordinances, rules and codes as set forth in the Original Agreement; and,

**WHEREAS**, on June 10, 2008, by Ordinance No. 2008-50, the Original Agreement was amended as it related to regulations for signs advertising the Water Park (the “*First Amendment*”); the First Amendment was recorded with the Kendall County Recorder’s Office on July 17, 2008 as document #200800016879; and,

**WHEREAS**, in addition to the terms and conditions pertaining to the development of the Water Park, Paragraph 9 of the Original Agreement provided that the City would impose a five percent (5%) admissions tax on the total net collection of admission revenues generated from the operation of the Water Park (the “*Admissions Tax*”) for a period of twenty (20) years and rebate fifty-five percent (55%) of the City’s collections of the Admissions Tax to the Developer for a period of ten (10) years in order to offset its cost of constructing a public east/west road through lots 2 and 3; and,

**WHEREAS**, after approval and execution of the Original Agreement, the City imposed a three percent (3%) amusement tax pursuant to Section 11-42-5 of the Illinois Municipal Code (65 ILCS 5/11-42-5) which applies to the Water Park and resulted in a total tax of eight percent (8%) to be applied to the cost of admission, which total tax was deemed to be excessive; and,

**WHEREAS**, to address the excessive tax, by Ordinance No. 2011-31, the Corporate Authorities authorized the execution of a second amendment to the Original Agreement (the “*Second Amendment*”), which Second Amendment was executed on May 1, 2012 and recorded with the Kendall County Recorder’s Office on October 12, 2012 as document #201200019900; the Second Amendment amended Paragraph 9 of the Original Agreement to provide (1) that the Admissions Tax would be reduced from five percent (5%) to two and three quarters percent

(2.75%), (2) said tax would be imposed for a period of ten (10) years, commencing August 1, 2011 and terminating September 30, 2021, and (3) that one hundred percent (100%) of the Admissions Tax received by the City from the Developer would be rebated during said ten (10) year period; and,

**WHEREAS**, the Corporate Authorities and the Developer now desire to further amend Paragraph 9 of the Original Agreement by extending the termination date of the Admissions Tax and the rebate thereof to the Developer from September 30, 2021 to September 30, 2026; and,

**WHEREAS**, a legal notice of publication of a public hearing on the proposed third amendment to the Original Agreement was duly published in the *Beacon News*, being a newspaper of general circulation in the City, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing which was held by the Corporate Authorities on March 26, 2019, at 7:00 p.m. at City Hall; and,

**WHEREAS**, the Corporate Authorities believe it to be in the best interests of the City and the health, safety and welfare of its residents to extend the term for which the Admissions Tax collected by the City from operation of the Waterpark will be rebated to the Developer in accordance with a third amendment to the Original Agreement.

**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 recitals in the preambles to this Ordinance are incorporated into this Section 1 as if fully set forth herein.

*Section 2.* That the Third Amendment to the Amended Annexation Agreement and Planned Unit Development Agreement (O'Keefe Subdivision), attached hereto and made a part hereof, is hereby approved and the Mayor, City Clerk, and City Administrator are hereby authorized to

execute and deliver said Third Amendment and undertake any and all actions as may be required to implement its terms on behalf of the City.

*Section 3.* 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

*Attest:*

\_\_\_\_\_  
CITY CLERK

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

NOTICE OF PUBLIC HEARING CONCERNING A THIRD AMENDMENT TO THE ANNEXATION AGREEMENT BY AND AMONG THE BETTY O'KEEFE FAMILY LIMITED PARTNERSHIP (OWNER), THE LUNDMARK GROUP,LLC (DEVELOPER) AND THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

NOTICE IS HEREBY GIVEN that the United City of Yorkville, Kendall County, Illinois will hold a public hearing at City Hall, 800 Game Farm Road, Yorkville, Illinois on the **26<sup>th</sup> of March, 2019**, at 7:00 p.m. for the purpose of receiving comments on the proposed Third Amendment to the Annexation Agreement (O'Keefe Subdivision) dated September 26, 2006, amended June 10, 2008 and May 1, 2012 by and between Raging Waves, LLC, Series A, and the United City of Yorkville, Kendall County, Illinois pertaining to the real estate legally described as:

PARCEL ONE:

LOT 2 IN O'KEEFE SUBDIVISION UNIT ONE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 2008 AS DOCUMENT NUMBER 200800012915, IN KENDALL COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP, 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF ILLINOIS ROUTE 47 AND THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREE, 06 MINUTES, 54 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 642.49 FEET; THENCE NORTH 87 DEGREES, 56 MINUTES, 46 SECONDS EAST, A DISTANCE OF 1452.82 FEET (ALONG SOUTH LINE OF O'KEEFE SUBDIVISION UNIT ONE) TO THE EAST LINE OF LANDS DESCRIBED IN DOCUMENT 2005035985; THENCE SOUTH 15 DEGREES, 34 MINUTES, 22 SECONDS WEST ALONG SAID EAST LINE OF LANDS DESCRIBED IN DOCUMENT 2005035985, A DISTANCE OF 674.18 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES, 57 MINUTES, 05 SECONDS WEST ALONG SAID SOUTHLINE, A

DISTANCE OF 1259.20 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

The public hearing may be continued from time to time 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 60560, 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



201200019900

DEBBIE  
GILLETTE  
KENDALL COUNTY, IL

RECORDED: 10/12/2011 2:06 PM  
ORDI: 54.00 RHSPS FEE: 10.00  
PAGES: 9

THIS IS A COVER PAGE  
FOR RECORDING PURPOSES ONLY

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**ORDINANCE NO. 2011-31**

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ORDINANCE APPROVING A SECOND AMENDMENT TO THE  
AMENDED ANNEXATION AGREEMENT AND PLANNED  
UNIT DEVELOPMENT AGREEMENT  
(O'Keefe Subdivision)

Prepared by and Return to:  
United City of Yorkville  
800 Game Farm Road  
Yorkville, IL 60560

**ORDINANCE APPROVING A SECOND AMENDMENT TO THE  
AMENDED ANNEXATION AGREEMENT AND PLANNED  
UNIT DEVELOPMENT AGREEMENT  
(O'Keefe Subdivision)**

**WHEREAS**, the Betty O'Keefe Family Limited Partnership (the "Owner"), Lundmark Group, LLC (the "Developer") and the United City of Yorkville entered into an Annexation Agreement on September 26 2006, as amended June 10, 2008 (the "*Original Agreement*") which provided for the annexation of approximately 140.9 acres of real estate located east of Illinois Route 47 and south of Galena Road in Bristol Township, Kendall County, Illinois (the "*Annexed Parcel*"); and,

**WHEREAS**, the Original Agreement provided, among other things, for the development, by the Developer, of a water park facility within the B-3 Service Business District on Lots 2 and 3 of the Annexed Parcel and the imposition of an admission tax of five percent (5%) of the total net revenues with a rebate of fifty-five percent (55%) of said admissions tax to the Developer as reimbursement of the Developer's cost of constructing a public east/west road through Lots 2 and 3 pursuant to the terms and conditions stated therein; and,

**WHEREAS**, since the approval and execution of the Original Agreement and the Amendment, the City has imposed a three percent (3%) amusement tax pursuant to Section 11-42-5 of the Illinois Municipal Code (65 ILCS 5/11-42-5) which applies to the water park facility thereby requiring a reconsideration of the imposition of the admissions tax on the operations of the water park facility and an amendment to the Original Agreement; and,

**WHEREAS**, a legal notice of publication of a public hearing on the amendment to the Original Agreement was duly published in the *Beacon News*, being a newspaper of general



circulation in the City, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing which was held by the Corporate Authorities on July 26, 2011, at 7:00 p.m. at City Hall; and,

**WHEREAS**, the Mayor and City Council after the public hearing, have determined that the approval of the proposed amendment in the form as presented to this meeting of the City Council is in the best interests of the health, safety and welfare of its citizens.

**NOW, THEREFORE**, in consideration of the foregoing Recitals and the mutual covenants hereinafter set forth, the parties hereto agree to the follows:

*Section 1.* The foregoing recitals are hereby incorporated into this Second Amendment to the Annexation Agreement as if fully restated herein.

*Section 2.* That the Second Amendment to the Amended Annexation Agreement and Planned Unit Development Agreement (O'Keefe Subdivision) attached hereto and made a part hereof, is hereby approved and the Mayor and City Clerk are hereby authorized to execute and deliver said Agreement.

*Section 3.* This Ordinance shall be in full force and effect immediately upon its passage by the President and Board of Trustees and approval as provided by law.

United City of Yorkville, Kendall County, Illinois, this 26 day of July, A.D. 2011.

CHRIS FUNKHOUSER

Y

CARLO COLOSIMO

Y

JACKIE MILSCHEWSKI

Y

ROSE SPEARS

Y

GEORGE GILSON, JR.

Y

DIANE TEELING

Y

MARTY MUNNS

Y

LARRY KOT

Y

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this  
2 day of August, A.D. 2011.

Nancy J. Holinski  
Mayor

Attest:  
Beth Wanen  
City Clerk

**SECOND AMENDMENT TO THE  
AMENDED ANNEXATION AGREEMENT AND PLANNED  
UNIT DEVELOPMENT AGREEMENT  
(O'Keefe Subdivision)**

This Second Amendment to the Annexation Agreement by and among the Betty O'Keefe Family Limited Partnership (the "*Owner*"), Lundmark Group, LLC, an Illinois limited liability company (the "*Developer*") and the United City of Yorkville, Kendall County, a municipal corporation organized and existing under and by virtue of the laws of the State of Illinois (the "*City*") acting through its Mayor and City Council (the "*Corporate Authorities*") dated September 26, 2006 (the "*Original Agreement*") and amended June 10, 2008 (the "*Amendment*") is entered into this 1 day of MAY, 2013.

**RECITALS:**

**WHEREAS**, the Owner, Developer and the City entered into the Original Agreement which provided for the annexation of approximately 140.9 acres of real estate located east of Illinois Route 47 and south of Galena Road in Bristol Township, Kendall County, Illinois (the "*Annexed Parcel*"); and,

**WHEREAS**, the Original Agreement provided, among other things, for the development, by the Developer, of a water park facility identified as a commercial recreation park within the B-3 Service Business District, with certain modifications and deviations from the City's ordinances, rules and codes as set forth in the Original Agreement after acquisition by the Developer of lots 2 and 3 of the Annexed Parcel; and,

**WHEREAS**, in addition to the terms and conditions pertaining to the development of a water park facility on the Annexed Parcel, the Original Agreement further provided at paragraph

9 that the City would impose a five percent (5%) admissions tax on the total net collection of admission revenues generated from the operation of said water park facility (the "*Admissions Tax*") for a period of twenty (20) years and to rebate fifty-five percent (55%) of the City's collections of the Admissions Tax to offset the Developer's cost of constructing a public east/west road through lots 2 and 3 for a period of ten (10) years; and,

**WHEREAS**, since the approval and execution of the Original Agreement and the Amendment, the City has imposed a three percent (3%) amusement tax pursuant to Section 11-42-5 of the Illinois Municipal Code (65 ILCS 5/11-42-5) which applies to the water park facility and thereby resulting in a total tax of eight percent (8%) to be applied to the cost of admission, which total tax has been deemed to be excessive; and,

**WHEREAS**, the Corporate Authorities have determined that in order to address this excessive imposition of taxes, the Original Agreement should be amended to impose the Admissions Tax for a period of twenty (20) years which commenced June 10, 2008 and terminates June 10, 2028; to reduce the Admissions Tax to two and three quarters percent (2.75%) commencing August 1, 2011; and, to remit to the Developer one hundred percent (100%) of the Admissions Tax for a 10 year period; and,

**WHEREAS**, a legal notice of publication of a public hearing on this Second Amendment to the Original Agreement, as amended, was duly published in the *Beacon News*, being a newspaper of general circulation in the City, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing which was held by the Corporate Authorities on July 26, 2011, at 7:00 p.m. at City Hall; and,

**WHEREAS**, the Mayor and City Council deem the approval of the proposed amendment to be in the best interests of the health, safety and welfare of its citizens.

**NOW, THEREFORE**, in consideration of the foregoing Recitals and the mutual covenants hereinafter set forth, the parties hereto agree to the follows:

*Section 1.* The foregoing recitals are hereby incorporated into this Second Amendment to the Annexation Agreement as if fully restated herein.

*Section 2.* The parties hereto hereby agree that Paragraph 9 of the Original Agreement is hereby amended to provide that the Admissions Tax shall be imposed for a period of ten (10) years, which period commenced August 1, 2011 and terminates September 30, 2021 (the "*Admissions Tax Term*"), and is further amended to reduce said Admissions Tax from five percent (5%) to two and three quarters percent (2.75%), and that one hundred percent (100%) of the Admissions Tax received by the City from the Developer shall be rebated to the Developer for the duration of the Admissions Tax Term.

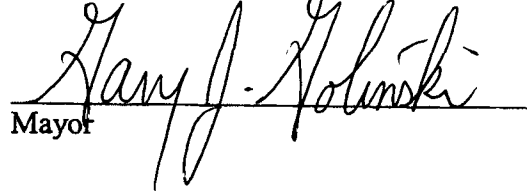
*Section 3.* All other matters, covenants, obligations and commitments as set forth in the Original Agreement and in the Amendment other than that part of paragraph 9 pertaining to the imposition and rebate of the Admission Tax, are hereby affirmed as if restated herein.

*Section 4.* This Second Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to this  
Second Amendment to Annexation Agreement as of the day and year first above written.

United City of Yorkville, an Illinois  
municipal corporation

By:

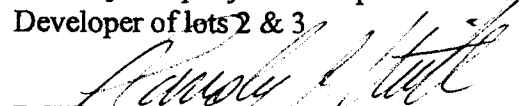
  
Mayor

Attest:

  
DEPUTY City Clerk

Lundmark Group, LLC, an Illinois limited  
Liability company contract purchaser and  
Developer of lots 2 & 3

By:

  
~~President~~ MANAGER

Attest:

\_\_\_\_\_  
Secretary

## LEGAL DESCRIPTION

That part of the west half of Section 9, Township 37 north, Range 7 east of the Third Principal Meridian described as follows: commencing at the southeast corner of the northwest quarter of said Section; thence west along the south line of said northwest quarter, 14.28 chains for a point of beginning; thence N14°50'E, 30.14 chains to the center line of Galena Road; thence northwesterly along the center line of said Galena Road to the west line of said Section; thence south along said west line to the southwest corner of the northwest quarter of the southwest quarter of said Section; thence east along the south line of said northwest quarter of the southwest quarter, 19.75 chains to a point 1 rod west of the southeast corner of said quarter quarter; thence northeasterly to the point of beginning (except that part lying westerly of the center line of Illinois Route 47) in the Township of Bristol, Kendall County, Illinois.

That part of the west half of Section 9, Township 37 north, Range 7 east of the Third Principal Meridian described as follows: commencing at the southeast corner of the northwest quarter of said Section; thence west along the south line of said northwest quarter, 14.28 chains for a point of beginning; thence S 15°34'22"W along the east line of lands described in Document 2005035985, 716.99 feet; thence S87°56'46"W, 1452.82 feet to the east line of Illinois Route 47; thence N1°06'54"W along said east line of Route 47, 100.38 feet; thence N0°19'02"E along said east line of Route 47, 200.05 feet; thence N1°06'54"W along said east line of Route 47, 373.63 feet; thence N87°56'46"E, 213.36 feet; thence northeasterly along a circular curve having a radius of 315.00 feet concave to the northwest, the chord of which bears N61°01'02"E, 296.10 feet; thence northeasterly along a circular curve having a radius of 385.00 feet concave to the southeast, the chord of which bears N55°35'01"E, 288.88 feet; thence N77°04'45"E, 476.89 feet; thence easterly along a circular curve having a radius of 315.00 feet concave to the north, the chord of which bears N70°39'36"E, 70.58 feet to a point on a line 500 feet westerly of and parallel with said east line of lands described in Document 2005035985; thence N13°37'14"E along said parallel line, 828.19 feet; thence S76°22'46"E, 500.00 to said east line of lands described in Document 2005035985; thence S13°37'14"W along said east line of lands described in Document 2005035985, 1084.23 feet to the point of beginning in the Township of Bristol, Kendall County, Illinois.

Excepting there from:

That part of the west half of Section 9, Township 37 north, Range 7 east of the Third Principal Meridian described as follows: commencing at the southeast corner of the northwest quarter of said Section; thence west along the south line of said northwest quarter, 14.28 chains to the east line of lands described in Document 2005035985; thence N13°37'14"E along said east line, 1084.23 feet; thence N76°22'46"W, 500.00 feet; thence S13°37'14"W, 828.19 feet; thence westerly along a circular curve having a radius of 315.00 feet concave to the north, the chord of which bears S70°39'36"W, 70.58 feet; thence S77°04'45"W, 476.89 feet; thence southwesterly along a circular curve having a radius of 385.00 feet concave to the southeast, the chord of which bears S55°35'01"W, 288.88 feet; thence southwesterly along a circular curve having a radius of 315.00 feet concave to the northwest, the chord of which bears S61°01'02"W, 296.10 feet; thence S87°56'46"W, 213.36 feet to the east line of Illinois Route 47 for a point of beginning; thence N1°06'54"W along said east line of Route 47, 50.01 feet; thence N87°56'46"E, 55.01 feet; thence S45°36'04"E, 70.14 feet; thence S87°56'46"W, 105.01 feet to the point of beginning in the Township of Bristol, Kendall County, Illinois.



United City of Yorkville  
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Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://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 required 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: 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 application 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.





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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		
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit \$500.00	Total: \$
<b>AMENDMENT</b>	<input type="checkbox"/> Annexation \$500.00 <input type="checkbox"/> Plan \$500.00 <input type="checkbox"/> Plat \$500.00 <input type="checkbox"/> P.U.D. \$500.00	Total: \$
<b>ANNEXATION</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  $\begin{array}{ccccccc} 58 & - 5 = & 53 & \times \$10 = & 530 & + \$250 = & \$ 780.00 \\ \text{\# of Acres} & & \text{Acres over 5} & & \text{Amount for Extra Acres} & & \text{Total Amount} \end{array}$	Total: \$ 780.00
<b>REZONING</b>	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>  $\begin{array}{ccccccc} & - 5 = & & \times \$10 = & & + \$200 = & \$ \\ \text{\# of Acres} & & \text{Acres over 5} & & \text{Amount for Extra Acres} & & \text{Total Amount} \end{array}$	Total: \$
<b>SPECIAL USE</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  $\begin{array}{ccccccc} & - 5 = & & \times \$10 = & & + \$250 = & \$ \\ \text{\# of Acres} & & \text{Acres over 5} & & \text{Amount for Extra Acres} & & \text{Total Amount} \end{array}$	Total: \$
<b>ZONING VARIANCE</b>	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit	Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00	Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00	Total: \$
<b>FINAL PLAT FEE</b>	<input type="checkbox"/> \$500.00	Total: \$
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<input type="checkbox"/> Less than 1 acre \$1,000.00 <input type="checkbox"/> Over 1 acre, less than 10 acres \$2,500.00 <input type="checkbox"/> Over 10 acres, less than 40 acres \$5,000.00 <input type="checkbox"/> Over 40 acres, less than 100 acres \$10,000.00 <input type="checkbox"/> Over 100 acres \$20,000.00	Total: \$
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input checked="" type="checkbox"/> Over 10 acres \$5,000.00	Total: \$ 5000.00
<b>TOTAL AMOUNT DUE:</b>		5,780.00



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# APPLICATION FOR AGREEMENT AMENDMENT

DATE: 2/20/19	PZC NUMBER:	DEVELOPMENT NAME: Raging Waves Water Park	
<b>PETITIONER INFORMATION</b>			
NAME: Randall Witt		COMPANY: Raging Waves, LLC	
MAILING ADDRESS: 4000 N. Bridge Street			
CITY, STATE, ZIP: Yorkville, IL, 60560		TELEPHONE: 630-882-6575	
EMAIL: dawnw@ragingwaves.com		FAX:	
<b>PROPERTY INFORMATION</b>			
NAME OF HOLDER OF LEGAL TITLE: Raging Waves, LLC, Series A, a Delaware series limited liability company			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: see above			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 53 acres east of Route 47, south of Rosenwinkle			
CURRENT ZONING CLASSIFICATION: B-3			
LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:			
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>			
Except as to the Raging Waves' parcels, all land adjacent to Lot 2 of O'Keefe Subdivision, except Route 47 is			
currently unsubdivided farmland			
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>			
02-09-300-013	02-09-300-012		



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# APPLICATION FOR AGREEMENT AMENDMENT

## PROPERTY INFORMATION

NAME OF AGREEMENT: Third Amendment to Amended Annexation Agreement

DATE OF RECORDING: original Annexation Agreement dated 9/26/2006

SUMMARIZE THE ITEMS TO BE AMENDED FROM THE EXISTING AGREEMENT:

Further amend Paragraph 9 of the original Annexation Agreement to extend the Admissions Tax Term through September 30, 2026.

## 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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## APPLICATION FOR AGREEMENT AMENDMENT

### ATTORNEY INFORMATION

NAME: Kate L. McCracken COMPANY: Hoscheit, McGuirk, McCracken  
& Cuscaden, P.C.  
MAILING ADDRESS: 1001 E. Main St., Ste G  
CITY, STATE, ZIP: St. Charles, IL 60174 TELEPHONE: 630-513-8700  
EMAIL: kate@hmcpc.com FAX: 630-513-8799

### ENGINEER INFORMATION

NAME: N/A COMPANY:  
MAILING ADDRESS:  
CITY, STATE, ZIP: TELEPHONE:  
EMAIL: FAX:

### LAND PLANNER/SURVEYOR INFORMATION

NAME: N/A COMPANY:  
MAILING ADDRESS:  
CITY, STATE, ZIP: TELEPHONE:  
EMAIL: 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.

PETITIONER SIGNATURE

DATE

2/20/19

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE

DATE

2/20/19



United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: www.yorkville.il.us

## PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input checked="" type="checkbox"/> ANNEXATION (Amendment)
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> FINAL PLAT
<b>PETITIONER DEPOSIT ACCOUNT FUND:</b> It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b> . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 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.		
<b>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</b>		
NAME: Randall Witt	COMPANY: Raging Waves, LLC	
MAILING ADDRESS: 4000 N. Bridge Street		
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-882-6575	
EMAIL: dawnw@ragingwaves.com	FAX: 630-513-8799	
<b>FINANCIALLY RESPONSIBLE PARTY:</b> I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.		
PRINT NAME: RANDALL WITT	TITLE: Manager of Lundmark Group, LLC, as Manager of Raging Waves, LLC	
SIGNATURE:	DATE: 2/20/19	
<b>ACCOUNT CLOSURE AUTHORIZATION</b>		
DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED <input type="checkbox"/> INACTIVE	
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN <input type="checkbox"/> COLLECTIONS	
SIGNATURE: _____	<input type="checkbox"/> OTHER	
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV. <input type="checkbox"/> BUILDING <input type="checkbox"/> ENGINEERING <input type="checkbox"/> FINANCE <input type="checkbox"/> ADMIN.	



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

Agenda Item Number

Planning and Zoning Commission #1

Tracking Number

PZC 2019-03 and EDC 2019-25

### Agenda Item Summary Memo

**Title:** Windmill Farms – 1<sup>st</sup> Amendment to Annexation Agreement

**Meeting and Date:** City Council – April 9, 2019

**Synopsis:** Proposed amendment to the Windmill Farms Annexation Agreement.

### Council Action Previously Taken:

Date of Action: CC 03-26-19

Action Taken: Public Hearing

Item Number: \_\_\_\_\_

**Type of Vote Required:** Majority

**Council Action Requested:** Vote

**Submitted by:** Krysti J. Barksdale-Noble, AICP

Community Development

Name

Department

### Agenda Item Notes:

See attached memorandum.

*Have a question or comment about this agenda item?*

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](https://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at [http://www.yorkville.il.us/gov\\_officials.php](http://www.yorkville.il.us/gov_officials.php)*







parcels to create a thirteen (13) parcel approximately 91-acre site with a mix of residential and commercial land uses. Some of the parcels were purchased by the developer, while others were under contract. As part of the annexation agreement, certain B-3 General Business District and R-4 General Multi-Family Residence District land uses were permitted and development was subject to a concept land plan which was attached as an exhibit.

The annexation and zoning were the only approvals granted for the Windmill Farm development. Since that time, the Jake Land Group, LLC parcels were foreclosed upon and the contracts with the owners of the other parcels fell through. The property has remained vacant and undeveloped since the original approvals in 2008. Additionally, some parcels have been further subdivided. The current ownership of the parcels is depicted in the following map:



## Windmill Farms Properties

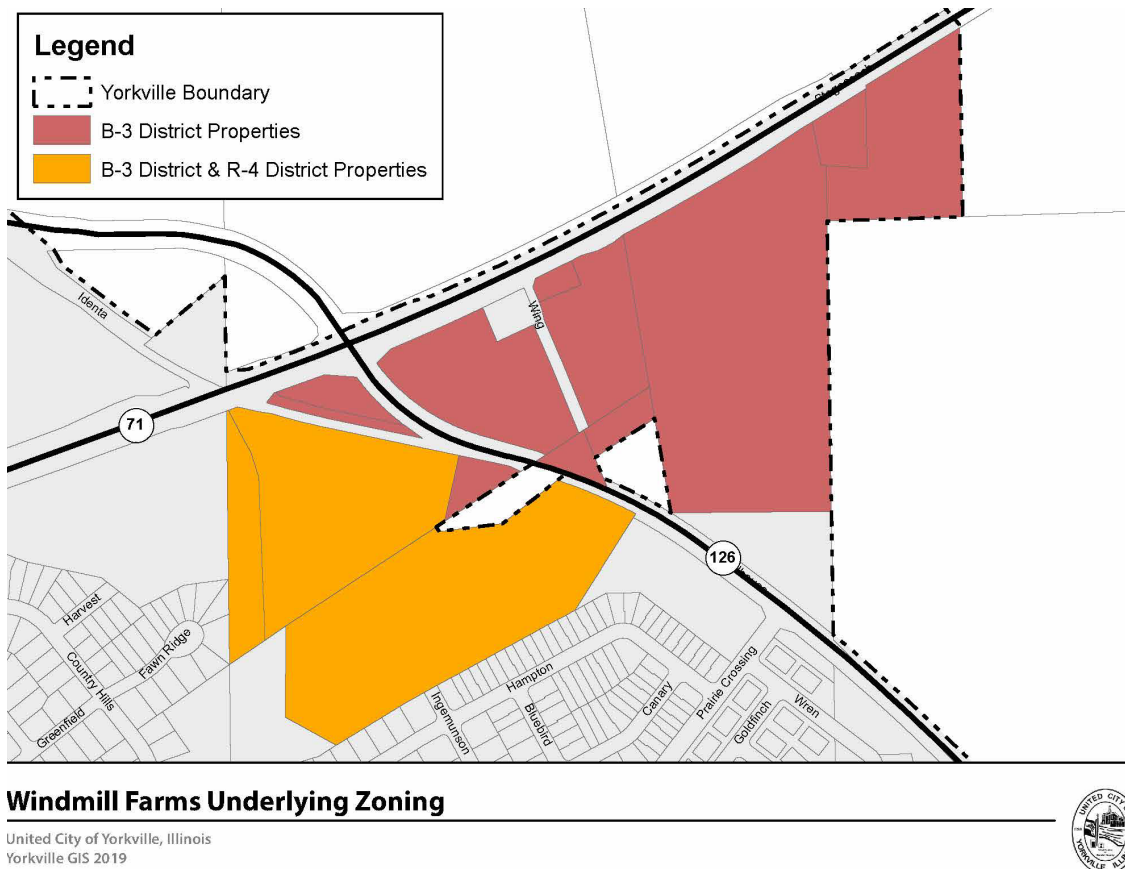
United City of Yorkville, Illinois  
Yorkville GIS 2019



	PIN	OWNER
1	05-03-300-035	SYNERGY PROPERTY HOLDINGS LLC
2	05-30-300-036	SYNERGY PROPERTY HOLDINGS LLC
3	05-03-300-039	SYNERGY PROPERTY HOLDINGS LLC
4	05-03-300-007	BIG SKY MANAGEMENT LLC
5	05-03-300-008	D'ARCY, TERRANCE
6	05-03-300-033	RESTORE CHURCH INC DBA OSWEGO FAMILY CHURCH INC
7	05-03-300-031	RESTORE CHURCH INC DBA OSWEGO FAMILY CHURCH INC
8	05-03-300-029	RESTORE CHURCH INC DBA OSWEGO FAMILY CHURCH INC
9	05-03-200-023	WALLIS, STEVEN J, WEILAND, MARGARET
10	05-03-200-022	SYNERGY PROPERTY HOLDINGS LLC
11	05-03-300-037	SYNERGY PROPERTY HOLDINGS LLC
12	05-03-300-038	SYNERGY PROPERTY HOLDINGS LLC
13	05-03-300-006	SYNERGY PROPERTY HOLDINGS LLC
14	05-03-300-016	SYNERGY PROPERTY HOLDINGS LLC

## **ZONING ANALYSIS:**

The existing Windmill Farms Annexation and Planned Unit Development Agreement presents some interesting development, specifically zoning related, issues that now have a direct impact on the proposed sale and development of the individual parcels. The annexation agreement, which is midway through its 20-year term, provided for zoning into a Planned Unit Development (PUD) zoning district with portions of the property subject to certain B-3 business and R-4 residential land uses as depicted in the map below:



According to the agreement, a preliminary process for the approval of a PUD as a special use was anticipated with the adoption of the concept plan. However, the concept plan was never subsequently formalized as a special use by a Planned Unit Development (PUD) final plat, and with the passage of time, the concept plan for the Windmill Farm development is no longer valid. Therefore, it is staff and the City Attorney's recommendation that to clarify and resolve the issue of the property being zoned PUD and not imposed with a PUD special use, to rezone the property. Further, the rezoning will have no effect on the validity of the annexation itself.

Due to Matt Hively's, owner of Hively Landscaping, desire to move forward with his rezoning request for three (3) parcels in Windmill Farms he currently has under contract for a proposed retail nursery and landscaping business, this amendment would remove the provisions of the annexation agreement's concept plan to allow for this property to develop into a more suitable land use designation.

## **PROPOSED AMENDMENT:**

As prepared by the City Attorney, the proposed amendment deletes Paragraph 1: Annexation and Zoning of the original annexation agreement and replaces it with the following:

*The City has adopted an ordinance annexing to the City the Subject Property and shall adopt an ordinance zoning the Subject Property into the A-1 Agricultural and B-3 General Business zoning districts, which may be further changed without amendment of this Agreement pursuant to the procedures of the Zoning Code.*

Additionally, Paragraph 2 A of the annexation agreement is proposed to be deleted, as it relates solely to the concept plan that was never adopted into a final plat for a special use PUD.

**STAFF COMMENTS:**

Staff is highly supportive of the proposed annexation agreement amendment based upon legal counsel and in consideration of the length of time the area has remained undeveloped under the current concept plan and zoning. The other owners of property within the Windmill farms development have been contacted and all are agreeable to clarify the zoning of their property by entering into a similar annexation agreement amendment and rezoning. This is in addition to the existing annexation agreement not correctly approving a special use authorizing a PUD for the Windmill Farm development.

This annexation agreement amendment request is tentatively scheduled for a public hearing before the City Council on March 26, 2019. Staff will be available at Tuesday night's meeting to answer any questions.

**Ordinance No. 2019-\_\_\_\_\_**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
APPROVING THE FIRST AMENDMENT TO THE ANNEXATION AND PLANNED UNIT  
DEVELOPMENT AGREEMENT FOR A PORTION OF THE WINDMILL FARMS DEVELOPMENT  
(Hively Development)**

**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**, Jake Land Group, LLC (the “Original Owner”) entered into an *ANNEXATION AND PLANNED UNIT DEVELOPMENT AGREEMENT TO THE UNITED CITY OF YORKVILLE WINDMILL FARMS* (the “Original Annexation Agreement”) dated May 27, 2008 that was approved by the Mayor and City Council (the “Corporate Authorities”) by Ordinance No. 2008-40 on May 27, 2008 and recorded with the Kendall County Recorder on July 17, 2008 as document 200800016874; and,

**WHEREAS**, the Original Annexation Agreement provided for the annexation and zoning of approximately 62.82 acres of land to the City and the development of 15.32 acres already annexed to the City; and,

**WHEREAS**, Matthew Hively (“Developer”) is the contract purchaser of approximately 16.21 acres of the Windmill Farms property that is legally described on Exhibit A attached hereto and made a part hereof (the “Subject Property”) with PIN Numbers: 05-03-200-022; 05-03-300-039; 05-03-300-035; and,

**WHEREAS**, Developer has petitioned the City to amend the Original Annexation Agreement to rezone the Subject Property pursuant to the current United City of Yorkville Zoning Ordinance (the “Zoning Code”) in order to permit the Developer to proceed with development under the City’s A-1 Agricultural District for parcel 05-03-200-022 and B-3 General Business District for parcels 05-03-300-039 and 05-03-300-035; and,

**WHEREAS**, the Corporate Authorities conducted a public hearing on the amendment of the Original Annexation Agreement on April 9, 2019 and the statutory procedures provided in 65 ILCS 5/11-15.1-1, as amended, for the approval of this First Amendment have been complied with.

**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 the *FIRST AMENDMENT TO THE ANNEXATION AGREEMENT BETWEEN JAKE LAND GROUP LLC AND THE UNITED CITY OF YORKVILLE (Windmill Farms)*, attached hereto and made a part hereof by reference as Exhibit A be and is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver said First Amendment.

**Section 3:** This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

CARLO COLOSIMO \_\_\_\_\_

JACKIE MILSCHEWSKI \_\_\_\_\_

CHRIS FUNKHOUSER \_\_\_\_\_

SEAVER TARULIS \_\_\_\_\_

KEN KOCH \_\_\_\_\_

ARDEN JOE PLOCHER \_\_\_\_\_

JOEL FRIEDERS \_\_\_\_\_

JASON PETERSON \_\_\_\_\_

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

\_\_\_\_\_  
Mayor

**FIRST AMENDMENT  
TO THE ANNEXATION AGREEMENT  
BETWEEN JAKE LAND GROUP LLC AND THE UNITED CITY OF YORKVILLE  
(*Windmill Farms*)**

This First Amendment (the “Amendment”) to the Annexation Agreement dated May 27, 2008, pertaining to the Windmill Farms properties, is entered into this \_\_\_\_ day of March, 2019, by and between the United City of Yorkville, Illinois, a municipal corporation (the “City”) and Matthew Hively, the contract purchaser of a portion of the Windmill Farms properties (the “DEVELOPER”); and,

**WHEREAS**, Jake Land Group, LLC (the “Original Owner”) entered into an *ANNEXATION AND PLANNED UNIT DEVELOPMENT AGREEMENT TO THE UNITED CITY OF YORKVILLE WINDMILL FARMS* (the “Original Annexation Agreement”) dated May 27, 2008 that was approved by the Mayor and City Council (the “Corporate Authorities”) by Ordinance No. 2008-40 on May 27, 2008 and recorded with the Kendall County Recorder on July 17, 2008 as document 200800016874; and,

**WHEREAS**, the Original Annexation Agreement provided for the annexation of approximately 62.82 acres of land to the City and the development of 15.32 acres already annexed to the City (the “Property”), when due to the changes in the economic conditions in the country and most particularly in the region, the Original Owner lost ownership of the Property; and,

**WHEREAS**, OWNER/DEVELOPER is the contract purchaser of approximately 16.21 acres of the Windmill Farms property that is legally described on Exhibit A attached hereto and made a part hereof (the “Subject Property”) with PIN Numbers: 05-03-200-022; 05-03-300-039; 05-03-300-035; and,

**WHEREAS**, DEVELOPER has petitioned the City to rezone the Subject Property pursuant to the current United City of Yorkville Zoning Ordinance (the “Zoning Code”) in order to permit the DEVELOPER to proceed with development under the City’s A-1 Agricultural District for parcel 05-03-200-022 and B-3 General Business District for parcels 05-03-300-039 and 05-03-300-035; and,

**WHEREAS**, the DEVELOPER is prepared to participate in all public hearings as required by law to accomplish this Amendment to the Original Annexation Agreement and as may be required to rezone the Property under the Zoning Code.

**NOW, THEREFORE**, the parties hereto agree as follows:

1. The above recitals are incorporated herein and made a part of this Agreement.
2. That the fifth whereas clause be and is hereby repealed.
3. That Paragraph 1 of the Original Annexation Agreement is hereby deleted and replaced with the following:

ANNEXATION AND ZONING

The City has adopted an ordinance annexing to the City the Subject Property and shall adopt an ordinance zoning the Subject Property into the A-1 Agricultural District for parcel 05-03-200-022 and B-3 General Business District for parcels 05-03-300-039 and 05-03-300-035, which may be further changed without amendment of this Agreement pursuant to the procedures of the Zoning Code.

4. That Paragraph 2A of the Original Annexation Agreement is hereby deleted in its entirety

5. That Paragraph 9, Notice, of the Original Annexation Agreement is hereby amended by deleting the person named to receive notice for the Developer and insert the following:

To Developer:

Name

Address

With a copy to:

Name

Address

**IN WITNESS WHEREOF**, the parties hereto have caused this First Amendment to the Original Annexation 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

OWNER/DEVELOPER



By: \_\_\_\_\_  
President

*Attest:*

\_\_\_\_\_  
Secretary

STATE OF ILLINOIS        )  
                                  ) ss.  
COUNTY OF KENDALL     )

200800016874  
Filed for Record in  
KENDALL COUNTY, ILLINOIS  
RENNETTA S MICKELSON  
07-17-2008 At 09:50 am.  
ORDINANCE           102.00  
RHSP Surcharge           10.00

*Ordinance No. 2008- 40*

**AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION  
AND  
PLANNED UNIT DEVELOPMENT AGREEMENT  
(Windmill Farms)**

**WHEREAS**, it is prudent and in the best interest of the United City of Yorkville, Kendall County, Illinois, to enter into a certain Annexation and Planned Unit Development Agreement pertaining to the annexation of real estate described on Exhibit A attached thereto and made a part hereof; and,

**WHEREAS**, said Annexation and Planned Unit Development Agreement has been reviewed, discussed and 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 as set forth in 65 ILCS 5/11-15.1-1, pertaining to the approval and execution of annexation and planned unit development agreement have been fully satisfied; and,

**WHEREAS**, the property is contiguous to the existing boundaries of the City.

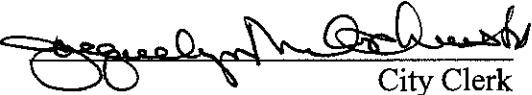
**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the United City of Yorkville that the City Code of the City of Yorkville be amended as follows:

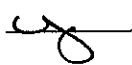


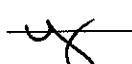
*Section 1.* The Mayor and City Council hereby approve the Annexation and Planned Unit Development Agreement a copy of which is attached to this Ordinance (the “*Annexation and Planned Unit Development Agreement*”), pertaining to the real estate legally described on *Exhibit A* also attached hereto.


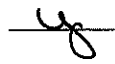
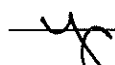
*Section 2.* The Mayor and City Clerk are herewith authorized and directed to execute, on behalf of the City, said Annexation and Planned Unit Development Agreement and the Clerk is further directed to file said Annexation and Planned Unit Development Agreement with the Kendall County Recorder’s Office.

*Section 3.* This Ordinance shall be in full force and effect immediately from and after its passage and approval according to law.

*Passed* by the City Council of the United City of Yorkville, Kendall County, Illinois, this 27 day of May, A.D. 2008.

  
City Clerk

ROBYN SUTCLIFF	
ARDEN JOE PLOCHER	
GARY GOLINSKI	
ROSE SPEARS	

JOSEPH BESCO	
WALLY WERDERICH	
MARTY MUNNS	

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois,  
this 27 day of may, A.D. 2008.

Valerie Burd  
Mayor

**EXHIBIT A  
LEGAL DESCRIPTION**

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH 00°14'45" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1284.36 FEET; THENCE SOUTH 89°50'00" WEST, 684.42 FEET; THENCE NORTH 09°30'00" WEST, 592.27 FEET; THENCE SOUTH 57°33'55" WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH 21°52'29" WEST, ALONG SAID EASTERLY LINE, 705.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71 FOR THE POINT OF BEGINNING; THENCE SOUTH 21°52'29" EAST, ALONG SAID EASTERLY LINE, 119.0 FEET; THENCE NORTH 68°07'31" EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET; THENCE NORTH 21°52'29" WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 211.39 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 0.6060 ACRE.

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH 00°14'45" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1284.36 FEET; THENCE SOUTH 89°50'00" WEST, 684.42 FEET; THENCE NORTH 09°30'00" WEST, 592.27 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 57°33'55" WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH 21°52'29" WEST, ALONG SAID EASTERLY LINE, 586.85 FEET TO A POINT ON SAID EASTERLY LINE WHICH IS 119.0 FEET (MEASURED ALONG SAID EASTERLY LINE) SOUTHEASTERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTH 68°07'31" EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET; THENCE NORTH 21°52'29" WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 261.03 FEET TO A LINE DRAWN NORTH 09°30'00" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 09°30'00" EAST, ALONG SAID LINE, 695.72 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 5.6041 ACRES.

THAT PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE SOUTH 0 DEGREES, 07 MINUTES, 44 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1284.36 FEET; THENCE NORTH 89 DEGREES, 47 MINUTES, 31 SECONDS WEST, 684.42 FEET; THENCE NORTH 09 DEGREES, 32 MINUTES, 39 SECONDS WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES, 05 MINUTES, 46 SECONDS WEST, 748.40 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE TIC. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES, 50 MINUTES, 30 SECONDS WEST AT THE LAST DESCRIBED POINT. 627.46; THENCE NORTH 60 DEGREES, 02 MINUTES, 30 SECONDS EAST ALONG SAID CENTER LINE, 332.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 12 DEGREES, 27 MINUTES, 30 SECONDS EAST, 264.0 FEET; THENCE SOUTH 84 DEGREES, 27 MINUTES, 30 SECONDS EAST, 202.0 FEET; THENCE NORTH 0 DEGREES, 47 MINUTES, 30 SECONDS WEST, 423.02 FEET TO SAID CENTER LINE; THENCE SOUTH 60 DEGREES, 02 MINUTES, 30 SECONDS WEST ALONG CENTER LINE, 291.76 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE NORTHEAST, NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1284.36 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 40 SECONDS WEST 680.30 FEET; THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST 10.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 09 DEGREES. 33 MINUTES 27 SECONDS WEST 579.63 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID BOYD TRACT 748.57 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES 49 MINUTES 16 SECONDS WEST AT THE LAST DESCRIBED POINT 627.46 FEET; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 332.0 FEET; THENCE SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST 264.0 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 30 SECONDS EAST 202.0 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 30 SECONDS WEST 423.02 FEET TO SAID CENTER LINE; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 412.69 FEET TO A LINE DRAWN NORTH 00 DEGREES 10 MINUTES 46 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, FROM A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER WHICH IS 598.62 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID PARALLEL LINE 880.56 FEET TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE 598.62 FEET TO SAID SOUTHWEST CORNER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE 1275.36 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 33 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 33 SECONDS WEST 681.94 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 08 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTH 57 DEGREES 59 MINUTES 05 SECONDS EAST ALONG SAID OLD CLAIM LINE 299.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 51 MINUTES 32 SECONDS WEST, 402.10 FEET; THENCE SOUTH 59 DEGREES 55 MINUTES., 25 SECONDS EAST, 256.51 FEET; THENCE NORTH 59 DEGREES 55 MINUTES 25 SECONDS EAST 355.65 FEET; THENCE NORTH 62 DEGREES 43 MINUTES 29 SECONDS EAST, 853.57 FEET; THENCE NORTH 33 DEGREES 24 MINUTES 40 SECONDS EAST, . 542.27 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2292 .01 FEET AND A RADIAL BEARING OF SOUTH 29 DEGREES 23 MINUTES 51 SECONDS WEST AT THE LAST DESCRIBED POINT, 358.41 FEET TO A POINT WHICH IS 151.00 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE AND SAID OLD CLAIM LINE; THENCE SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 265 .70 FEET; THENCE SOUTH 73 DEGREES 54 MINUTES 28 SECONDS WEST, 102.86 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES 54 SECONDS WEST, 280.96 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 24.19 FEET TO SAID OLD CLAIM LINE; THENCE SOUTH 87 DEGREES 59 MINUTES 05 SECONDS WEST ALONG SAID OLD CLAIM LINE 789.92 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

A PERPETUAL EASEMENT FOR THE OPERATION, MAINTENANCE AND USE OF A SEPTIC FIELD FOR THE BENEFIT OF PARCEL ONE HEREINABOVE DESCRIBED, UNDER AND UPON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE CONTIGUOUS TO PARCEL ONE TO WIT:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL ONE HEREINABOVE DESCRIBED ON THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 47.12 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NUMBER 126, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 105.0 FEET; THENCE NORTH 32 DEGREES 08 MINUTES 38 SECONDS WEST, 152.18 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 49 SECONDS EAST, 5.28 PEEP; THENCE SOUTH 70 DEGREES 39 MINUTES 49 SECONDS EAST, 158.65 FEET, TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, ALL IN KENDALL COUNTY ILLINOIS.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTHERLY ALONG SAD WEST LINE, 1118.27 FEET A POINT OF BEGINNING THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE NORTHEASTERLY ALONG SAD CLAIM LINE, 941.92 FEET TO A POINT ON A LINE DRAWN SOUTHWESTERLY, PERPENDICULAR TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FROM A POINT ON SAID CENTER LINE WHICH IS 1049.70 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAD CENTER LINE WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTHEASTERLY TO SAID POINT ON SAID CENTER LINE OF ILLINOIS ROUTE 126 AFORESAID; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE AND TO SAID ROUTE 71 CENTER LINE; THENCE SOUTHWESTERLY ALONG SAID ROUTE 71 CENTER LINE, 30.58 FEET TO SAID WEST LINE; THENCE SOUTHERLY ALONG SAID WEST LINE, 78.83 FEET, TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT HE SOUTHWEST CORN R OF SAID SECTION. 3; THENCE NORTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 1925.21 FEET ON THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS EAST 58.55 FEET TO THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE-OF A.F.A.P. ROUTE 311 (IL ROUTE 71) AND THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 34 MINUTES 00 SECONDS EAST 35.28 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 66 (IL ROUTE 126); THENCE SOUTH 70 DEGREES 08 MINUTES 35 SECONDS EAST 125.66 FEET ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 81 DEGREES 09 MINUTES 04 SECONDS WEST 51.85 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 40 SECONDS WEST 103.47 FEET TO THE POINT OF BEGINNING), IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WEST LINE, 1118.27 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AND ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AN) 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE SOUTHWESTERLY ALONG SAID CLAIM LINE, 188.42 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS

ROUTE 71; THENCE NORTHEASTERLY ALONG THE SAID CENTER LINE OF ILLINOIS ROUTE 71, 1411.3 FEET TO THE CENTER LINE EXTENDED NORTHWESTERLY OF THE PUBLIC ROAD RUNNING SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71, COMMONLY KNOWN AS WING ROAD; THENCE SOUTHEASTERLY ALONG THE EXTENDED CENTER LINE AND THE CENTER LINE OF SAID PUBLIC ROAD, BEING ALONG A LINE THAT FORMS AN ANGLE OF 93 DEGREES 25' TO THE RIGHT WITH THE PROLONGATION NORTHEASTERLY OF THE TANGENT TO THE CENTER LINE OF SAID ILLINOIS ROUTE 71 AT THE LAST DESCRIBED POINT, 761 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 79 DEGREES 47' TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 265.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126 TO THE CENTER LINE OF THE EASTERLY FORK OF THE PUBLIC ROAD AFORESAID WHICH RUNS SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID PUBLIC ROAD TO THE POINT OF BEGINNING; TO THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

GRANTEE HEREBY ASSUMES AND AGREES TO PAY THE UNPAID BALANCE ON THE EXISTING MORTGAGE RECORDED IN BOOK PAGE, THE DEBT SECURED THEREBY AND ALSO HEREBY ASSUMES -THE OBLIGATIONS UNDER THE TERM OF THE INSTRUMENTS CREATING THE LOANS DOCUMENT NO. 79—1053.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE - NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, - 1,995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID CENTER LINE 30.45 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FOR THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE 230.67 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT AT THE LAST DESCRIPTION POINT, 1,141.60 FEET TO THE INTERSECTION WITH THE CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD; THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE 761.0 FEET; THENCE SOUTH 58 DEGREES 16 MINUTES 47 SECONDS WEST 265.35 FEET TO SAID ROUTE 126 CENTER LINE; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE BEING ALONG A CURVE TO THE LEFT AND HAVING A RADIUS OF 2,292.01 FEET WHICH IS TANGENT TO A LINE DRAWN NORTH 72 DEGREES 57 MINUTES 06 SECONDS WEST FROM THE LAST DESCRIBED POINT 147.93 FEET; THENCE NORTH 16 DEGREES 38 MINUTES 49 SECONDS WEST ALONG SAID ROUTE 126 CENTERLINE 850.98 FEET; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTERLINE BEING ALONG A CURVE TO THE RIGHT AND HAVING A RADIUS OF 2,148.79 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 383.53 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36- NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE 261.12 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15,459.20 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE 1141.60 FEET TO THE INTERSECTION WITH THE CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD FOR THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE 258.05 FEET; THENCE SOUTH 58 DEGREES 29 MINUTES 47 SECONDS WEST 200.0 FEET; THENCE NORTH 21 DEGREES 30 MINUTES 13 SECONDS WEST PARALLEL WITH SAID WING ROAD CENTER LINE 250.0 FEET TO SAID ROUTE 71 CENTER LINE; THENCE NORTHEASTERLY ALONG SAID ROUTE 71 CENTER LINE 200.16 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, (ILLINOIS, AND ALSO EXCEPTING, THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83):

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, 1,995.04 FEET ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 71; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 31.52 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING FROM THE POINT OF BEGINNING; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 230.66 FEET ALONG SAID CENTERLINE; THENCE NORTHEASTERLY, 940.56 FEET ALONG AN 11,479.02 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 67 DEGREES 34 MINUTES 29 SECONDS EAST, 940.31 FEET; THENCE SOUTH 22 DEGREES 56 MINUTES 31 SECONDS EAST, 60.03 FEET; THENCE SOUTHWESTERLY, 418.10 FEET ON AN 11,539.02 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING SOUTH 66 DEGREES 16 MINUTES 29 SECONDS WEST, 418.08 FEET; THENCE SOUTH 59 DEGREES 24 MINUTES 09 SECONDS WEST, 71.10 FEET; THENCE SOUTH 25 DEGREES 14 MINUTES 24 SECONDS WEST, 60.52 FEET; THENCE SOUTHEASTERLY, 570.87 FEET ON AN 675.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING SOUTH 55 DEGREES 22 MINUTES 46 SECONDS EAST, 560.80 FEET; THENCE SOUTH 74 DEGREES 04 MINUTES 13 SECONDS EAST, 274.41 FEET; THENCE SOUTH 64 DEGREES 05 MINUTES 29 SECONDS EAST, 35.85 FEET; THENCE SOUTH 55 DEGREES 49 MINUTES 00 SECONDS WEST, 64.56 FEET TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 126; THENCE NORTHWESTERLY, 162.08 FEET ON SAID CENTERLINE BEING A 2,291.64 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 76 DEGREES 16 MINUTES 12 SECONDS WEST, 162.05 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 357.37 FEET ON SAID CENTERLINE; THENCE NORTH 53 DEGREES 52 MINUTES 46 SECONDS WEST, 96.76 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF IL 126; THENCE NORTHWESTERLY, 297.03 FEET ON A 990.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 45 DEGREES 17 MINUTES 03 SECONDS WEST, 295.92 FEET; THENCE NORTH 36 DEGREES 39 MINUTES 21 SECONDS WEST, 23.77 FEET; THENCE NORTH 77 DEGREES 19 MINUTES 36 SECONDS WEST, 64.74 FEET; THENCE SOUTH 69 DEGREES 03



MINUTES 36 SECONDS WEST, 100.61 FEET; THENCE SOUTH 69 DEGREES 55 MINUTES 52 SECONDS WEST, 149.98 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID IL 71; THENCE SOUTH 65 DEGREES 32 MINUTES 40 SECONDS WEST, 113.94 FEET TO THE CENTERLINE OF SAID IL 126; THENCE NORTHWESTERLY, 119.55 FEET ON SAID CENTERLINE BEING A 2,170.59 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 69 DEGREES 20 MINUTES 17 SECONDS WEST, 119.54 FEET TO THE POINT OF BEGINNING.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 07°44' WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1236.84 FEET TO A POINT ON SAID EAST LINE WHICH IS 1284.36 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°47'31" WEST, 684.42 FEET; THENCE NORTH 09°32'39" WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD 88 ON PAGE 399, FOR THE POINT OF BEGINNING; THENCE SOUTH 57°58'56" WEST ALONG THE SOUTHERLY LINE OF SAID BOYD TRACT AND SAID SOUTHERLY LINE EXTENDED 352.89 FEET TO THE CENTER LINE OF WING ROAD; THENCE SOUTH 21°28'35" EAST ALONG SAID CENTERLINE 131.00 FEET; THENCE NORTH 57°58'56" EAST PARALLEL WITH SAID SOUTHERLY LINE 323.58 FEET TO A POINT WHICH IS SOUTH 09°32'39" EAST, 139.37 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 09°32'39" WEST, 139.37 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 71; THENCE EASTERLY ALONG SAID CENTER LINE 32.2 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126, 1049.7 FEET FOR THE POINT, OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE, 339.9 FEET TO AN OLD CLAIM LINE; THENCE NORTHEASTERLY ALONG SAID OLD CLAIM LINE WHICH MAKES AN ANGLE OF 44°21' (MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE) 468.6 FEET TO THE CENTER LINE OF SAID ILLINOIS ROUTE 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 328.1 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS. EXCEPT THEREFROM THE BELOW DESCRIBED PARCEL:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83):

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, 1,995.04 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 TO THE 'CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 71; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 31.52 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 126; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 399.15 FEET ALONG A 2,170.59 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 73 DEGREES 01 MINUTE 41 SECONDS EAST, 398.58 FEET THENCE SOUTH 78 DEGREES 17 MINUTES 46 SECONDS EAST, 649.36 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE SOUTH 78 DEGREES 17 MINUTES 46 SECONDS EAST, 172.16 FEET ALONG SAID CENTERLINE; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 162.08 FEET ALONG A 2,291.64 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 76 DEGREES 16 MINUTES 12 SECONDS EAST, 162.05 FEET; THENCE SOUTH 56 DEGREES 32 MINUTES 11 SECONDS WEST, 65.63 FEET; THENCE NORTH 74 DEGREES 04 MINUTES 13 SECONDS WEST, 5.13 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 14 SECONDS WEST, 50.57 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF IL 126; THENCE NORTHWESTERLY, 61.11 FEET ON SAID RIGHT OF WAY LINE BEING ON A 2,251.64 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 77 DEGREES 31 MINUTES 09 SECONDS WEST, 61.11 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 172.27 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 11 DEGREES 52 MINUTES 19 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.297 ACRE MORE OR LESS, OF WHICH 0.290 ACRE, MORE OR LESS, IS LYING WITHIN PUBLIC ROAD RIGHT OF WAY, SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.



WHEREAS, OWNER/DEVELOPER desires to annex into the CITY the PROPERTY described in the attached Exhibit "A-1" and depicted in the Annexation Plat which is attached hereto and incorporated herein as Exhibit "B" The CITY Plan Commission has considered the Petition to Annex and Zone and positively recommended the same and the City Council has heretofore both requested and approved the proposed land use and the zoning of the same at the request of OWNER/DEVELOPER; and

WHEREAS, with certain limitations, the CITY agrees to allow the real property described in the attached Exhibit "A" to be zoned for Planned Unit Development (PUD) allowing uses permitted within the B-3 Service Business District on a maximum of thirty-five (35) acres located on the East Parcel as depicted on the Concept PUD Plan prepared by Schoppe Design Associates, Inc. and dated revision 17, May 8, 2008; and, the CITY agrees to allow uses permitted within the B-3 Service Business District for the real property described in Exhibit "C" on a maximum of twenty-one (21) acres located on the West Parcel; and the CITY agrees to allow uses permitted within the R-4 General Residence District for the real property described in the attached Exhibit "D" on a maximum of two (2) acres of the real property allowing an age-restricted age fifty-five and over single story townhomes; and the area located south of the B-3 and immediately east of the aforementioned age restricted area allowing a multi-story assisted living facility consisting of approximately three and one-half (3 ½) acres with a minimum of ninety-nine (99) assisted living units allowed on the West Parcel as depicted on the Schoppe Design Associates, Inc. Concept PUD Plan (Exhibit "E"), and

WHEREAS, the City's Comprehensive Plan, Design Guidelines identifies Illinois State Route 71 and Illinois State Route 126 as 'Gateway Corridors'; and

WHEREAS, all parties to this Agreement desire to set forth certain terms and conditions upon which the land heretofore described will be annexed to the CITY in an orderly manner; and

WHEREAS, OWNER/DEVELOPER and its representatives have discussed the proposed annexation and have held a Public Hearing with the Plan Commission, and The City Council, prior to the execution hereof, duly published and held a public hearing was held to consider this Agreement in front of the City Council, as required by the statutes of the State of Illinois in such case made; and

WHEREAS, in accordance with the powers granted to the CITY by the provisions of 65 ILCS 5/11-15.1-1 through 5/11-15.1-5 (2006), inclusive, relating to Annexation Agreements, the parties hereto wish to enter into a binding agreement with respect to the annexation and zoning of the subject Property and to provide for various other matters related directly or indirectly to the annexation of the Property in the future, as authorized by, the provisions of said statutes; and

WHEREAS, pursuant to due notice and publication in the manner provided by law, the appropriate zoning authorities of the CITY have taken all further action required by the provisions of 65 ILCS 5/11-15.1.3 (2006) and the ordinances of the CITY relating to the

procedure for the authorization, approval and execution of this Annexation/Planned Unit Development Agreement by the CITY.

NOW THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the parties agree, under the terms and authority provided in 65 ILCS 5/11-15.1-1 through 65 ILCS 5/11-15.1-5 (2006), as follows:

1. ANNEXATION AND ZONING.

- A. The CITY shall adopt an ordinance annexing to the City all of the real property described herein in the attached Exhibit "A-1"; furthermore, the City shall adopt an ordinance zoning the real property designated in the attached Exhibit "A" to PUD subject to all of the terms of this Agreement and as follows:
  - i. The real property described in Exhibit "C" is allowed uses permitted within the B-3 Service Business Zoning District subject to the alterations described by Exhibit "C-1". Said alterations include the removal of several uses as well as the allowance for one (1) bank, one (1) daycare and one (1) gasoline filling station/gas station as depicted on the Concept PUD Plan (Exhibit "E").
  - ii. The real property described in Exhibit "D" is allowed uses permitted within the R-4 General Residence Zoning District.

2. SITE DEVELOPMENT

A. OWNER/DEVELOPER shall develop the subject property including the preservation of open space, protection of the existing evergreen tree line on the west boundary of the West Parcel, and installation of a trail system, stormwater management facilities and roadway access points in general conformity with the Planned Unit Development Concept Plan dated May 8, 2008, prepared by Schoppe Design Associates, Inc. and which is attached hereto and incorporated by reference as Exhibit "E".

B. OWNER/DEVELOPER shall be responsible for providing landscaping, in conformance with CITY standards along all perimeter boundaries of the subject property.

C. OWNER/DEVELOPER shall establish the landscape buffer along Illinois State Route 71 and Illinois State Route 126 outside of the proposed Right-of-Way expansion line of the Illinois Department of Transportation. Said buffer shall be a minimum of 25 feet in width.

D. OWNER/DEVELOPER shall incorporate and apply all 'Site Planning Principles' as defined by the CITY's "Comprehensive Land Use Plan Update Southern Study Area" Design Guidelines a copy of which sections are attached in Exhibit "F" hereto and made

a part hereof.

E. OWNER/DEVELOPER shall relocate the existing overhead utility lines along the Illinois State Route 71 and Illinois State Route 126 frontage of the Subject Real Property prior to issuance of any building permit for the property. Said relocation shall include obtaining any and all necessary permits and approvals for the utility relocation and OWNER/DEVELOPER shall be responsible for all costs associated with said relocation.

F. OWNER/DEVELOPER agrees to provide a cross-access easement allowing all adjacent properties to access to and across the commercial portions of subject PROPERTY as described by Exhibit "C" at the time of Final Plat of Subdivision.

G. OWNER/DEVELOPER agrees to construct and fund the trail depicted on the Concept PUD Plan (Exhibit "E") at time of Final Plat of Subdivision.

H. OWNER/DEVELOPER agrees that in all respects, the subject PROPERTY shall be developed in conformance with the terms and conditions of the Yorkville Zoning Ordinance, Subdivision Control Ordinance, Stormwater, and all other applicable Ordinances.

I. OWNER/DEVELOPER, and successors, heirs, and assigns hereby agree that prior to development taking place on the PROPERTY, a site development plan shall be submitted along with approval of Preliminary Plat of Subdivision and Preliminary Engineering as well as Final Plats of Subdivision and Final Engineering prior to OWNER/DEVELOPER commencing construction on said PROPERTY.

J. The OWNER shall construct off-site right-of-way improvements within the Raintree Village subdivision to provide connection to infrastructure on Hampton Lane. The location of the said infrastructure shall be consistent with the location and typical pavement section depicted on Exhibit "G" of this Agreement.

K. OWNER agrees within 45 days of a written request from the CITY, which includes legal descriptions and exhibits as necessary, the OWNER/DEVELOPER shall grant permanent and temporary construction easements as necessary for the construction of extension of City utilities and appurtenances and/or other utilities to serve the subject property and other properties within the City of Yorkville.

L. Owner agrees within 45 days of a written request from the United City of Yorkville, which includes legal descriptions and exhibits as necessary, the OWNER/DEVELOPER shall convey by Warranty Deed, fee simple title of future highway or road right of way to the State of Illinois, Kendall County or the United City of Yorkville as necessary, regardless of whether or not these right of way needs have been previously identified in this agreement. Such request for conveyance of right of way shall have no impact on any previously entitled land development density.

3. CITY'S AGREEMENTS.

A.

- (i) The CITY agrees that as to any of the non-residential use and zoning classification parcels, OWNER/DEVELOPER has no obligation to pay School Transition Fees or School-Park Land-Cash Fees.
- (ii) The OWNER/DEVELOPER shall pay Land-Cash Fees for schools and parks at the time of Building Permit Application. For each dwelling unit all fees listed on attached Exhibit "H" shall be charged and paid likewise at the time of application for each respective building permit. The amounts listed in Exhibit "H" will remain for a period of 5 years commencing on the date of this Agreement. Following said five (5) year period, the OWNER/DEVELOPER shall be responsible to pay said fees at a rate currently required by the CITY.

B. OWNER/DEVELOPER shall be required by THE UNITED CITY OF YORKVILLE to hook-on to the City Water at the time of improving the subject property, and shall be responsible for the cost of main extensions to the PROPERTY if said mains do not touch the PROPERTY.

C. Upon annexation to the CITY, the OWNER/DEVELOPER will receive police protection, 911 service, , and all services as provided by CITY to its property owners and residents.

D. The CITY will require the OWNER/DEVELOPER to annex to Yorkville Bristol Sanitary District prior to the time of applying for a building permit seeking to hook up to the Sanitary District and the CITY Sanitary Sewer System. The OWNER/DEVELOPER shall be responsible for the cost of utility extensions to the PROPERTY if said utilities do not touch the PROPERTY.

E. CITY will use its best efforts to support issuance of a highway access permit by IDOT to the CITY and OWNER/DEVELOPER permitting access cuts onto Illinois State Routes 126 and 71 at the approximate locations shown on the Preliminary PUD Conceptual Plan as prepared by Shoppe Design Associates, Inc. and dated January 30, 2008.

4. RIGHTS AND OBLIGATIONS OF SUCCESSORS AND ASSIGNS.

It is specifically understood and agreed that OWNER/DEVELOPER and its successors and assigns shall have the right to sell transfer, mortgage and assign all or any part of the

subject property and the improvements thereon to other persons, trusts, partnerships, firms, or corporations, for investment, building, financing, developing and all such purposes, and that said persons, trusts, partnerships, firms, or corporations shall be entitled to the same rights and privileges and shall have the same obligations as OWNER/DEVELOPER under this Agreement and upon such transfer, the obligations pertaining to the property transferred or sold shall be the sole obligations of the transferee, except for any performance bonds or guaranties posted by OWNER/DEVELOPER on any subdivided or unimproved property for which an acceptable substitute performance bond or letter of credit has not been submitted to the CITY.

#### 5. DORMANT SPECIAL SERVICE AREA and PROPERTY OWNER ASSOCIATION

Owner/Developer agrees to incorporate covenants into the final subdivision plat that provide for the formulation of a Property Owners Association to be responsible to maintain all common facilities, including, but not limited to, private common areas, detention ponds, perimeter landscaping features and entrance signage within the Subject Realty.

Owner/Developer agrees to the City enacting at the time of final plat approval, or anytime thereafter, a Dormant Special Service Area (DSSA) to act as a back up in the event that the Property Owners' Association fails to maintain the Common Facilities, including, but not limited to, private common areas, detention ponds, perimeter landscaping features and entrance signage within the Subject Realty. Owner/Developer agrees to execute any and all documentation necessary or proper to create the Dormant Special Service Area and pay any and all fees, including legal expenses, for the preparation and approval of said documentation.

#### 6. TIME OF THE ESSENCE.

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

#### 7. COVENANTS AND AGREEMENTS.

The covenants and agreements contained in this Agreement shall be deemed to be covenants running with the land during the term of this Agreement shall inure to the benefit of and be binding upon the heirs, successors and assigns of the parties hereto, including the CITY, its corporate authorities and their successors in office, and is enforceable by order of the court pursuant to its provisions and the applicable statutes of the State of Illinois.



8. BINDING EFFECT AND TERM.

This Annexation Agreement shall be binding upon and inure to the benefit of the parties hereto, and their successors and owners of record of land which is the subject of this Agreement, assignee, lessees, and upon any successor municipal authorities of said city, so long as development is commenced within a period of twenty years from the date of execution of this Agreement by the CITY.

9. NOTICE.

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

If to the CITY:

City Clerk  
800 Game Farm Road  
Yorkville, IL 60560

With a copy to:

Kathleen Field Orr  
800 Game Farm Road  
Yorkville, IL 60560

To OWNER/DEVELOPER:

Jake Land Group, LLC  
c/o 25615 Plantation Road  
Plainfield, IL 60544

With a copy to:

Tony Perino  
608 Lookery Ln.  
Joliet, IL 60431

And with a copy to:

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

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

10. ENFORCEABILITY.

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

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

11. ENACTMENT OF ORDINANCES.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 27<sup>th</sup> day of May, 2008.

UNITED CITY OF YORKVILLE

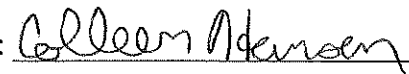
By: Valerie Burd  
Valerie Burd, Mayor

Attest: [Signature]  
City Clerk

JAKE LAND GROUP, LLC

OWNER/DEVELOPER:

By:  MEMBER

Attest:  Gideon Adeney

Prepared by and Return to:

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

## EXHIBIT LIST

Exhibit “A”	Legal Description – Subject Property
Exhibit “A-1”	Unincorporated Portion of Subject Property – Legal Description
Exhibit “A-2”	City of Yorkville Portion of Subject Property – Legal Description
Exhibit “B”	Annexation Plat
Exhibit “C”	B-3 Service Business District – Legal Description
Exhibit “C-1”	B-3 Service Business District Allowable Uses
Exhibit “D”	R-4 General Residence District – Legal Description
Exhibit “E”	Concept PUD Plan - Schoppe Design Associates Plan dated May 8, 2008
Exhibit “F”	Design Guidelines of the Comprehensive Land Use Plan Update Southern Study Area
Exhibit “G”	Offsite Infrastructure Improvements – Raintree Village/Hampton Lane Connection
Exhibit “H”	Fee Schedule

**EXHIBIT A  
LEGAL DESCRIPTION**

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH  $00^{\circ}14'45''$  EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1284.36 FEET; THENCE SOUTH  $89^{\circ}50'00''$  WEST, 684.42 FEET; THENCE NORTH  $09^{\circ}30'00''$  WEST, 592.27 FEET; THENCE SOUTH  $57^{\circ}33'55''$  WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH  $21^{\circ}52'29''$  WEST, ALONG SAID EASTERLY LINE, 705.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71 FOR THE POINT OF BEGINNING; THENCE SOUTH  $21^{\circ}52'29''$  EAST, ALONG SAID EASTERLY LINE, 119.0 FEET; THENCE NORTH  $68^{\circ}07'31''$  EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET; THENCE NORTH  $21^{\circ}52'29''$  WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 211.39 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 0.6060 ACRE.

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH  $00^{\circ}14'45''$  EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1284.36 FEET; THENCE SOUTH  $89^{\circ}50'00''$  WEST, 684.42 FEET; THENCE NORTH  $09^{\circ}30'00''$  WEST, 592.27 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH  $57^{\circ}33'55''$  WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH  $21^{\circ}52'29''$  WEST, ALONG SAID EASTERLY LINE, 586.85 FEET TO A POINT ON SAID EASTERLY LINE WHICH IS 119.0 FEET (MEASURED ALONG SAID EASTERLY LINE) SOUTHEASTERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTH  $68^{\circ}07'31''$  EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET; THENCE NORTH  $21^{\circ}52'29''$  WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 261.03 FEET TO A LINE DRAWN NORTH  $09^{\circ}30'00''$  WEST FROM THE POINT OF BEGINNING; THENCE SOUTH  $09^{\circ}30'00''$  EAST, ALONG SAID LINE, 695.72 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 5.6041 ACRES.

THAT PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE SOUTH 0 DEGREES, 07 MINUTES, 44 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1284.36 FEET; THENCE NORTH 89 DEGREES, 47 MINUTES, 31 SECONDS WEST, 684.42 FEET; THENCE NORTH 09 DEGREES, 32 MINUTES, 39 SECONDS WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES, 05 MINUTES, 46 SECONDS WEST, 748.40 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE TIC. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES, 50 MINUTES, 30 SECONDS WEST AT THE LAST DESCRIBED POINT. 627.46; THENCE NORTH 60 DEGREES, 02 MINUTES, 30 SECONDS EAST ALONG SAID CENTER LINE, 332.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 12 DEGREES, 27 MINUTES, 30 SECONDS EAST, 264.0 FEET; THENCE SOUTH 84 DEGREES, 27 MINUTES, 30 SECONDS EAST, 202.0 FEET; THENCE NORTH 0 DEGREES, 47 MINUTES, 30 SECONDS WEST, 423.02 FEET TO SAID CENTER LINE; THENCE SOUTH 60 DEGREES, 02 MINUTES, 30 SECONDS WEST ALONG CENTER LINE, 291.76 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE NORTHEAST, NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1284.36 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 40 SECONDS WEST 680.30 FEET; THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST 10.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST 579.63 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID BOYD TRACT 748.57 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES 49 MINUTES 16 SECONDS WEST AT THE LAST DESCRIBED POINT 627.46 FEET; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 332.0 FEET; THENCE SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST 264.0 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 30 SECONDS EAST 202.0 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 30 SECONDS WEST 423.02 FEET TO SAID CENTER LINE; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 412.69 FEET TO A LINE DRAWN NORTH 00 DEGREES 10 MINUTES 46 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, FROM A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER WHICH IS 598.62 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID PARALLEL LINE 880.56 FEET TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE 598.62 FEET TO SAID SOUTHWEST CORNER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE 1275.36 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 33 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 33 SECONDS WEST 681.94 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 08 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTH 57 DEGREES 59 MINUTES 05 SECONDS EAST ALONG SAID OLD CLAIM LINE 299.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 51 MINUTES 32 SECONDS WEST, 402.10 FEET; THENCE SOUTH 59 DEGREES 55 MINUTES, 25 SECONDS EAST, 256.51 FEET; THENCE NORTH 59 DEGREES 55 MINUTES 25 SECONDS EAST 355.65 FEET; THENCE NORTH 62 DEGREES 43 MINUTES 29 SECONDS EAST, 853.57 FEET; THENCE NORTH 33 DEGREES 24 MINUTES 40 SECONDS EAST, 542.27 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2292.01 FEET AND A RADIAL BEARING OF SOUTH 29 DEGREES 23 MINUTES 51 SECONDS WEST AT THE LAST DESCRIBED POINT, 358.41 FEET TO A POINT WHICH IS 151.00 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE AND SAID OLD CLAIM LINE; THENCE SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 265.70 FEET; THENCE SOUTH 73 DEGREES 54 MINUTES 28 SECONDS WEST, 102.86 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES 54 SECONDS WEST, 280.96 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 24.19 FEET TO SAID OLD CLAIM LINE; THENCE SOUTH 87 DEGREES 59 MINUTES 05 SECONDS WEST ALONG SAID OLD CLAIM LINE 789.92 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

A PERPETUAL EASEMENT FOR THE OPERATION, MAINTENANCE AND USE OF A SEPTIC FIELD FOR THE BENEFIT OF PARCEL ONE HEREINABOVE DESCRIBED, UNDER AND UPON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE CONTIGUOUS TO PARCEL ONE TO WIT:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL ONE HEREINABOVE DESCRIBED ON THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 47.12 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NUMBER 126, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 105.0 FEET; THENCE NORTH 32 DEGREES 08 MINUTES 38 SECONDS WEST, 152.18 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 49 SECONDS EAST, 5.28 FEET; THENCE SOUTH 70 DEGREES 39 MINUTES 49 SECONDS EAST, 158.65 FEET, TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, ALL IN KENDALL COUNTY ILLINOIS.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTHERLY ALONG SAID WEST LINE, 1118.27 FEET A POINT OF BEGINNING THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE NORTHEASTERLY ALONG SAID CLAIM LINE, 941.92 FEET TO A POINT ON A LINE DRAWN SOUTHWESTERLY, PERPENDICULAR TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FROM A POINT ON SAID CENTER LINE WHICH IS 1049.70 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTHEASTERLY TO SAID POINT ON SAID CENTER LINE OF ILLINOIS ROUTE 126 AFORESAID; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE AND TO SAID ROUTE 71 CENTER LINE; THENCE SOUTHWESTERLY ALONG SAID ROUTE 71 CENTER LINE, 30.58 FEET TO SAID WEST LINE; THENCE SOUTHERLY ALONG SAID WEST LINE, 78.83 FEET, TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 1925.21 FEET ON THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS EAST 58.55 FEET TO THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE OF A.F.A.P. ROUTE 311 (IL ROUTE 71) AND THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 34 MINUTES 00 SECONDS EAST 35.28 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 66 (IL ROUTE 126); THENCE SOUTH 70 DEGREES 08 MINUTES 35 SECONDS EAST 125.66 FEET ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 81 DEGREES 09 MINUTES 04 SECONDS WEST 51.85 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 40 SECONDS WEST 103.47 FEET TO THE POINT OF BEGINNING), IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WEST LINE, 1118.27 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE SOUTHWESTERLY ALONG SAID CLAIM LINE, 188.42 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS

ROUTE 71; THENCE NORTHEASTERLY ALONG THE SAID CENTER LINE OF ILLINOIS ROUTE 71, 1411.3 FEET TO THE CENTER LINE EXTENDED NORTHWESTERLY OF THE PUBLIC ROAD RUNNING SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71, COMMONLY KNOWN AS WING ROAD; THENCE SOUTHEASTERLY ALONG THE EXTENDED CENTER LINE AND THE CENTER LINE OF SAID PUBLIC ROAD, BEING ALONG A LINE THAT FORMS AN ANGLE OF 93 DEGREES 25' TO THE RIGHT WITH THE PROLONGATION NORTHEASTERLY OF THE TANGENT TO THE CENTER LINE OF SAID ILLINOIS ROUTE 71 AT THE LAST DESCRIBED POINT, 761 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 79 DEGREES 47' TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 265.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126 TO THE CENTER LINE OF THE EASTERLY FORK OF THE PUBLIC ROAD AFORESAID WHICH RUNS SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID PUBLIC ROAD TO THE POINT OF BEGINNING; TO THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

GRANTEE HEREBY ASSUMES AND AGREES TO PAY THE UNPAID BALANCE ON THE EXISTING MORTGAGE RECORDED IN BOOK PAGE , THE DEBT SECURED THEREBY AND ALSO HEREBY ASSUMES -THE OBLIGATIONS UNDER THE TERM OF THE INSTRUMENTS CREATING THE LOANS DOCUMENT NO. 79—1053.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE - NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, - 1,995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID CENTER LINE 30.45 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FOR THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE 230.67 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT AT THE LAST DESCRIPTION POINT, 1,141.60 FEET TO THE INTERSECTION WITH THE - CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD; THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE 761.0 FEET; THENCE SOUTH 58 DEGREES 16 MINUTES 47 SECONDS WEST 265.35 FEET TO SAID ROUTE 126 CENTER LINE; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE BEING ALONG A CURVE TO THE LEFT AND HAVING A RADIUS OF 2,292.01 FEET WHICH IS TANGENT TO A LINE DRAWN NORTH 72 DEGREES 57 MINUTES 06 SECONDS WEST FROM THE LAST DESCRIBED POINT 147.93 FEET; THENCE NORTH 16 DEGREES 38 MINUTES 49 SECONDS WEST ALONG SAID ROUTE 126 CENTERLINE 850.98 FEET; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTERLINE BEING ALONG A CURVE TO THE RIGHT AND HAVING A RADIUS OF 2,148.79 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 383.53 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36- NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG -THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE 261.12 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15,459.20 FEET WHICH IS TANGENT TO THE LAST-DESCRIBED COURSE 1141.60 FEET TO THE INTERSECTION WITH THE CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD FOR THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE 258.05 FEET; THENCE SOUTH 58 DEGREES 29 MINUTES 47 SECONDS WEST 200.0 FEET; THENCE NORTH 21 DEGREES 30 MINUTES 13 SECONDS WEST PARALLEL WITH SAID WING ROAD CENTER LINE 250.0 FEET TO SAID ROUTE 71 CENTER LINE; THENCE NORTHEASTERLY ALONG SAID ROUTE 71 CENTER LINE 200.16 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, (ILLINOIS, AND ALSO EXCEPTING, THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83): COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, 1,995.04 FEET ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 71; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 31.52 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING FROM THE POINT OF BEGINNING; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 230.66 FEET ALONG SAID CENTERLINE; THENCE NORTHEASTERLY, 940.56 FEET ALONG AN 11,479.02 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 67 DEGREES 34 MINUTES 29 SECONDS EAST, 940.31 FEET; THENCE SOUTH 22 DEGREES 56 MINUTES 31 SECONDS EAST, 60.03 FEET; THENCE SOUTHWESTERLY, 418.10 FEET ON AN 11,539.02 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING SOUTH 66 DEGREES 16 MINUTES 29 SECONDS WEST, 418.08 FEET; THENCE SOUTH 59 DEGREES 24 MINUTES 09 SECONDS WEST, 71.10 FEET; THENCE SOUTH 25 DEGREES 14 MINUTES 24 SECONDS WEST, 60.52 FEET; THENCE SOUTHEASTERLY, 570.87 FEET ON AN 675.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING SOUTH 55 DEGREES 22 MINUTES 46 SECONDS EAST, 560.80 FEET; THENCE SOUTH 74 DEGREES 04 MINUTES 13 SECONDS EAST, 274.41 FEET; THENCE SOUTH 64 DEGREES 05 MINUTES 29 SECONDS EAST, 35.85 FEET; THENCE SOUTH 55 DEGREES 49 MINUTES 00 SECONDS WEST, 64.56 FEET TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 126; THENCE NORTHWESTERLY, 162.08 FEET ON SAID CENTERLINE BEING A 2,291.64 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 76 DEGREES 16 MINUTES 12 SECONDS WEST, 162.05 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 357.37 FEET ON SAID CENTERLINE; THENCE NORTH 53 DEGREES 52 MINUTES 46 SECONDS WEST, 96.76 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF IL 126; THENCE NORTHWESTERLY, 297.03 FEET ON A 990.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 45 DEGREES 17 MINUTES 03 SECONDS WEST, 295.92 FEET; THENCE NORTH 36 DEGREES 39 MINUTES 21 SECONDS WEST, 23.77 FEET; THENCE NORTH 77 DEGREES 19 MINUTES 36 SECONDS WEST, 64.74 FEET; THENCE SOUTH 69 DEGREES 03



MINUTES 36 SECONDS WEST, 100.61 FEET; THENCE SOUTH 69 DEGREES 55 MINUTES 52 SECONDS WEST, 149.98 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID IL 71; THENCE SOUTH 65 DEGREES 32 MINUTES 40 SECONDS WEST, 113.94 FEET TO THE CENTERLINE OF SAID IL 126; THENCE NORTHWESTERLY, 119.55 FEET ON SAID CENTERLINE BEING A 2,170.59 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 69 DEGREES 20 MINUTES 17 SECONDS WEST, 119.54 FEET TO THE POINT OF BEGINNING.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 07°44' EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1236.84 FEET TO A POINT ON SAID EAST LINE WHICH IS 1284.36 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°47'31" WEST, 684.42 FEET; THENCE NORTH 09°32'39" WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD 88 ON PAGE 399, FOR THE POINT OF BEGINNING; THENCE SOUTH 57°58'56" WEST ALONG THE SOUTHERLY LINE OF SAID BOYD TRACT AND SAID SOUTHERLY LINE EXTENDED 352.89 FEET TO THE CENTER LINE OF WING ROAD; THENCE SOUTH 21°28'35" EAST ALONG SAID CENTERLINE 131.00 FEET; THENCE NORTH 57°58'56" EAST PARALLEL WITH SAID SOUTHERLY LINE 323.58 FEET TO A POINT WHICH IS SOUTH 09°32'39" EAST, 139.37 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 09°32'39" WEST, 139.37 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 7L; THENCE EASTERLY ALONG SAID CENTER LINE 32.2 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126, 1049.7 FEET FOR THE POINT, OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE, 339.9 FEET TO AN OLD CLAIM LINE; THENCE NORTHEASTERLY ALONG SAID OLD CLAIM LINE WHICH MAKES AN ANGLE OF 44°21' (MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE) 468.6 FEET TO THE CENTER LINE OF SAID ILLINOIS ROUTE 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 328.1 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS. EXCEPT THEREFROM THE BELOW DESCRIBED PARCEL:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83):

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, 1,995.04 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 TO THE 'CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 71; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 31.52 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 126; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 399.15 FEET ALONG A 2,170.59 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 73 DEGREES 01 MINUTE 41 SECONDS EAST, 398.58 FEET THENCE SOUTH 78 DEGREES 17 MINUTES 46 SECONDS EAST, 649.36 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE SOUTH 78° DEGREES 17 MINUTES 46 SECONDS EAST, 172.16 FEET ALONG SAID CENTERLINE; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 162.08 FEET ALONG A 2,291.64 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 76 DEGREES 16 MINUTES 12 SECONDS EAST, 162.05 FEET; THENCE SOUTH 56 DEGREES 32 MINUTES 11 SECONDS WEST, 65.63 FEET; THENCE NORTH 74 DEGREES 04 MINUTES 13 SECONDS WEST, 5.13 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 14 SECONDS WEST, 50.57 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF IL 126; THENCE NORTHWESTERLY, 61.11 FEET ON SAID RIGHT OF WAY LINE BEING ON A 2,251.64 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 77 DEGREES 31 MINUTES 09 SECONDS WEST, 61.11 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 172.27 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 11 DEGREES 52 MINUTES 19 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.297 ACRE MORE OR LESS, OF WHICH 0.290 ACRE, MORE OR LESS, IS LYING WITHIN PUBLIC ROAD RIGHT OF WAY, SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.

## EXHIBIT A-1

### PARCEL "B" DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 7 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1,236.84 FEET TO A POINT ON SAID EAST LINE WHICH IS 1284.36 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 47 MINUTES 31 SECONDS WEST, 684.42 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 39 SECONDS WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD 88 ON PAGE 399 FOR THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 58 MINUTES 56 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID BOYD TRACT AND SAID SOUTHERLY LINE EXTENDED 352.89 FEET TO THE CENTER LINE OF WING ROAD; THENCE SOUTH 21 DEGREES 28 MINUTES 35 SECONDS EAST ALONG SAID CENTER LINE 131.0 FEET; THENCE NORTH 57 DEGREES 58 MINUTES 56 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 323.58 FEET TO A POINT WHICH IS SOUTH 09 DEGREES 32 MINUTES 39 SECONDS EAST, 139.37 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 09 DEGREES 32 MINUTES 39 SECONDS WEST, 139.37 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

### PARCEL "D" DESCRIPTION

THAT PART OF THE NORTHEAST, NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1,284.36 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 40 SECONDS WEST, 680.30 FEET; THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST, 10.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST, 579.53 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID BOYD TRACT, 748.57 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES 49 MINUTES 16 SECONDS WEST AT THE LAST DESCRIBED POINT, 627.46 FEET; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 332.0 FEET; THENCE SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST, 264.0 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 30 SECONDS EAST, 202.0 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 30 SECONDS WEST, 423.02

## EXHIBIT A-1

FEET TO SAID CENTER LINE; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 472.59 FEET TO A LINE DRAWN NORTH 00 DEGREES 10 MINUTES 48 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, FROM A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER WHICH IS 598.62 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID PARALLEL LINE, 880.56 FEET TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE, 598.62 FEET TO SAID SOUTHWEST CORNER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE, 1275.36 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 33 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 33 SECONDS WEST, 681.94 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

### PARCEL "E" DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 08 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTH 57 DEGREES 59 MINUTES 05 SECONDS EAST ALONG SAID OLD CLAIM LINE, 299.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 51 MINUTES 32 SECONDS WEST, 402.10 FEET; THENCE SOUTH 59 DEGREES 25 MINUTES 54 SECONDS EAST, 256.51 FEET; THENCE NORTH 59 DEGREES 55 MINUTES 25 SECONDS EAST, 355.65 FEET; THENCE NORTH 62 DEGREES 43 MINUTES 29 SECONDS EAST, 853.57 FEET; THENCE NORTH 33 DEGREES 24 MINUTES 40 SECONDS EAST, 542.27 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,292.01 FEET AND A RADIAL BEARING OF SOUTH 29 DEGREES 23 MINUTES 51 SECONDS WEST AT THE LAST DESCRIBED POINT, 358.41 FEET TO A POINT WHICH IS 151.00 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE AND SAID OLD CLAIM LINE; THENCE SOUTH 45 DEGREES 05 MINUTE 49 SECONDS WEST, 265.70 FEET; THENCE SOUTH 73 DEGREES 54 MINUTES 28 SECONDS WEST, 102.86 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES 54 SECONDS WEST, 280.96 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 24.19 FEET TO SAID OLD CLAIM LINE; THENCE SOUTH 87 DEGREES 59 MINUTES 05 SECONDS WEST ALONG SAID OLD CLAIM LINE, 789.92 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

## EXHIBIT A-1

### PARCEL "F" DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTHERLY ALONG SAID WEST LINE, 1118.27 FEET FOR A POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE NORTHEASTERLY ALONG SAID CLAIM LINE, 941.92 FEET TO A POINT ON A LINE DRAWN SOUTHWESTERLY, PERPENDICULAR TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FROM A POINT ON SAID CENTER LINE WHICH IS 1,049.70 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 71, THENCE NORTHEASTERLY TO SAID POINT ON SAID CENTER LINE OF ILLINOIS ROUTE 126 AFORESAID; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE AND TO SAID ROUTE 71 CENTER LINE; THENCE SOUTHWESTERLY ALONG SAID ROUTE 71 CENTER LINE, 30.58 FEET TO SAID WEST LINE; THENCE SOUTHERLY ALONG SAID WEST LINE, 78.83 FEET, TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 1,925.21 FEET ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS EAST, 58.55 FEET TO THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE OF A F.A.P. ROUTE 311 (IL ROUTE 71) AND THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 34 MINUTES 00 SECONDS EAST, 35.28 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 66 (IL ROUTE 126); THENCE SOUTH 70 DEGREES 08 MINUTES 35 SECONDS EAST, 125.66 FEET ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 81 DEGREES 09 MINUTES 04 SECONDS WEST, 51.85 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 40 SECONDS WEST, 103.47 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

### PARCEL "G" DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

## EXHIBIT A-1

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 798.60 FEET TO AN OLD CLAIM LINE FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WEST LINE, 1,118.27 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE SOUTHWESTERLY ALONG SAID CLAIM LINE, 188.42 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

### PARCEL "J" DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 71; THENCE NORTHEASTERLY ALONG THE SAID CENTER LINE OF ILLINOIS ROUTE 71, A DISTANCE OF 1411.3 FEET TO THE CENTER LINE EXTENDED NORTHWESTERLY OF THE PUBLIC ROAD RUNNING SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71, COMMONLY KNOWN AS WING ROAD; THENCE SOUTHEASTERLY ALONG THE EXTENDED CENTER LINE AND THE CENTER LINE OF SAID PUBLIC ROAD, BEING ALONG A LINE THAT FORMS AN ANGLE OF 93 DEGREES 25 MINUTES TO THE RIGHT WITH THE PROLONGATION NORTHEASTERLY OF THE TANGENT TO THE CENTER LINE OF SAID ILLINOIS ROUTE 71 AT THE LAST DESCRIBED POINT, 761 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 79 DEGREES 47 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, 265.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126 TO THE CENTER LINE OF THE EASTERLY FORK OF THE PUBLIC ROAD AFORESAID WHICH RUNS SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID PUBLIC ROAD TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

### PARCEL "K" DESCRIPTION

THAT PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

## EXHIBIT A-1

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 0 DEGREES 07 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1284.36 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 31 SECONDS WEST, 684.42 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 39 SECONDS WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES 05 MINUTES 46 SECONDS WEST, 748.40 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES 50 MINUTES 30 SECONDS WEST AT THE LAST DESCRIBED POINT, 627.46 FEET; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 332.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST, 264.0 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 30 SECONDS EAST, 202.0 FEET; THENCE NORTH 0 DEGREES 42 MINUTES 30 SECONDS WEST, 432.02 FEET TO SAID CENTER LINE; THENCE SOUTH 60 DEGREES 02 MINUTES 30 SECONDS WEST, ALONG CENTER LINE, 291.76 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

### PARCEL "L" DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 71; THENCE EASTERLY ALONG SAID CENTER LINE 32.2 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126, 1049.7 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE, 339.9 FEET TO AN OLD CLAIM LINE; THENCE NORTHEASTERLY ALONG SAID OLD CLAIM LINE WHICH MAKES AN ANGLE OF 44 DEGREES 21 MINUTES (MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE) 468.6 FEET TO THE CENTER LINE OF SAID ILLINOIS ROUTE 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 328.1 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS, EXCEPT THAT PREVIOUSLY ANNEXED.

(PARCELS CONTAIN 78.145 ACRES MORE OR LESS.)

## EXHIBIT A-2

### PARCEL "A" DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1,284.36 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, 684.42 FEET; THENCE NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST, 592.27 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 33 MINUTES 55 SECONDS WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH 21 DEGREES 52 MINUTES 29 SECONDS WEST ALONG SAID EASTERLY LINE 705.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.16 FEET; A DISTANCE OF 472.39 FEET TO A LINE DRAWN NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 09 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID LINE, 695.72 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

### PARCEL "H" DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1,995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID CENTER LINE, 30.45 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FOR THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE, 230.67 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT AT THE LAST DESCRIPTION POINT, 1,141.60 FEET TO THE INTERSECTION WITH THE CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD; THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE, 761.0 FEET; THENCE SOUTH 58 DEGREES 16 MINUTES 47 SECONDS WEST, 265.38 FEET TO SAID ROUTE 126 CENTER LINE; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE, BEING ALONG A CURVE TO THE LEFT AND HAVING A RADIUS OF 2,292.01 FEET WHICH IS TANGENT TO A LINE DRAWN NORTH 72 DEGREE



## EXHIBIT A-2

57 MINUTES 06 SECONDS WEST FROM THE LAST DESCRIBED POINT, 147.83 FEET; THENCE NORTH 76 DEGREES 38 MINUTES 49 SECONDS WEST ALONG SAID ROUTE 126 CENTER LINE, 850.98 FEET; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE, BEING ALONG A CURVE TO THE RIGHT AND HAVING A RADIUS OF 2,148.79 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 383.53 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1,995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE, 261.12 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE, 1,141.60 FEET TO THE INTERSECTION WITH THE CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD FOR THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE, 258.05 FEET; THENCE SOUTH 68 DEGREES 29 MINUTES 47 SECONDS WEST, 200.0 FEET; THENCE NORTH 21 DEGREES 30 MINUTES 13 SECONDS WEST, PARALLEL WITH SAID WING ROAD CENTER LINE, 250.0 FEET TO SAID ROUTE 71 CENTER LINE; THENCE NORTHEASTERLY ALONG SAID ROUTE 71 CENTER LINE, 200.16 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AND ALSO EXCEPTING,

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3 IN TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83).

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, 1,995.04 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE CENTER LINE OF A PUBLIC HIGHWAY DESIGNATED IL 71; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 31.52 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 230.66 FEET ALONG SAID CENTER LINE; THENCE NORTHEASTERLY, 940.58 FEET ALONG AN 11,479.02 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 67 DEGREES 34 MINUTES 29 SECONDS EAST, 940.31 FEET; THENCE SOUTH 22 DEGREES 56 MINUTES 31 SECONDS EAST, 60.03 FEET; THENCE SOUTHWESTERLY, 418.10 FEET ON AN 11,539.02 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING SOUTH 66 DEGREES 16 MINUTES 29 SECONDS WEST, 418.08 FEET; THENCE SOUTH

## EXHIBIT A-2

59 DEGREES 24 MINUTES 09 SECONDS WEST, 71.10 FEET; THENCE SOUTH 25 DEGREES 14 MINUTES 24 SECONDS WEST, 60.52 FEET; THENCE SOUTHEASTERLY, 570.87 FEET ON AN 875.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING SOUTH 55 DEGREES 22 MINUTES 46 SECONDS EAST, 560.80 FEET; THENCE SOUTH 74 DEGREES 04 MINUTES 13 SECONDS EAST, 274.41 FEET; THENCE SOUTH 64 DEGREES 05 MINUTES 29 SECONDS EAST, 35.85 FEET; THENCE SOUTH 56 DEGREES 49 MINUTES 00 SECONDS WEST, 64.56 FEET TO THE CENTER LINE OF A PUBLIC HIGHWAY DESIGNATED IL 126; THENCE NORTHWESTERLY, 162.08 FEET ON SAID CENTER LINE BEING A 2,291.64 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 76 DEGREES 16 MINUTES 12 SECONDS WEST, 162.05 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 357.37 FEET ON SAID CENTER LINE; THENCE NORTH 53 DEGREES 52 MINUTES 46 SECONDS WEST, 96.76 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF IL 126; THENCE NORTHWESTERLY, 297.03 FEET ON A 990.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 45 DEGREES 17 MINUTES 03 SECONDS WEST, 295.92 FEET; THENCE NORTH 36 DEGREES 39 MINUTES 21 SECONDS WEST, 23.77 FEET; THENCE NORTH 77 DEGREES 19 MINUTES 38 SECONDS WEST, 84.74 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 36 SECONDS WEST, 100.61 FEET; THENCE SOUTH 69 DEGREES 55 MINUTES 52 SECONDS WEST, 149.98 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID IL 71; THENCE SOUTH 65 DEGREES 32 MINUTES 40 SECONDS WEST, 113.94 FEET TO THE CENTER LINE OF SAID IL 126; THENCE NORTHWESTERLY, 119.55 FEET ON SAID CENTER LINE BEING A 2,170.59 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 69 DEGREES 20 MINUTES 17 SECONDS WEST, 119.54 FEET TO THE POINT OF BEGINNING.

(PARCELS CONTAIN 15.323 ACRES MORE OR LESS.)



THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH 00°14'45" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1284.36 FEET; THENCE SOUTH 89°50'00" WEST, 684.42 FEET; THENCE NORTH 09°30'00" WEST, 592.27 FEET; THENCE SOUTH 57°33'55" WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH 21°52'29" WEST, ALONG SAID EASTERLY LINE, 705.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71 FOR THE POINT OF BEGINNING; THENCE SOUTH 21°52'29" EAST, ALONG SAID EASTERLY LINE, 119.0 FEET; THENCE NORTH 68°07'31" EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET; THENCE NORTH 21°52'29" WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 211.39 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 0.6060 ACRE.

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH 00°14'45" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1284.36 FEET; THENCE SOUTH 89°50'00" WEST, 684.42 FEET; THENCE NORTH 09°30'00" WEST, 592.27 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 57°33'55" WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH 21°52'29" WEST, ALONG SAID EASTERLY LINE, 586.85 FEET TO A POINT ON SAID EASTERLY LINE WHICH IS 119.0 FEET (MEASURED ALONG SAID EASTERLY LINE) SOUTHEASTERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTH 68°07'31" EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET; THENCE NORTH 21°52'29" WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 261.03 FEET TO A LINE DRAWN NORTH 09°30'00" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 09°30'00" EAST, ALONG SAID LINE, 695.72 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 5.6041 ACRES.

THAT PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE SOUTH 0 DEGREES, 07 MINUTES, 44 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1284.36 FEET; THENCE NORTH 89 DEGREES, 47 MINUTES, 31 SECONDS WEST, 684.42 FEET; THENCE NORTH 09 DEGREES, 32 MINUTES, 39 SECONDS WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES, 05 MINUTES, 46 SECONDS WEST, 748.40 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES, 50 MINUTES, 30 SECONDS WEST AT THE LAST DESCRIBED POINT, 627.46; THENCE NORTH 60 DEGREES, 02 MINUTES, 30 SECONDS EAST ALONG SAID CENTER LINE, 332.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 12 DEGREES, 27 MINUTES, 30 SECONDS EAST, 264.0 FEET; THENCE SOUTH 84 DEGREES, 27 MINUTES, 30 SECONDS EAST, 202.0 FEET; THENCE NORTH 0 DEGREES, 47 MINUTES, 30 SECONDS WEST, 423.02 FEET TO SAID CENTER LINE; THENCE SOUTH 60 DEGREES, 02 MINUTES, 30 SECONDS WEST ALONG CENTER LINE, 291.76 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE NORTHEAST, NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1284.36 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 40 SECONDS WEST 680.30 FEET; THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST 10.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 09 DEGREES, 33 MINUTES 27 SECONDS WEST 579.63 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID BOYD TRACT 748.57 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES 49 MINUTES 16 SECONDS WEST AT THE LAST DESCRIBED POINT 627.46 FEET; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 332.0 FEET; THENCE SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST 264.0 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 30 SECONDS EAST 202.0 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 30 SECONDS WEST 423.02 FEET TO SAID CENTER LINE; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 412.69 FEET TO A LINE DRAWN NORTH 00 DEGREES 10 MINUTES 46 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, FROM A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER WHICH IS 598.62 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID PARALLEL LINE 880.56 FEET TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE 598.62 FEET TO SAID SOUTHWEST CORNER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE 1275.36 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 33 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 33 SECONDS WEST 681.94 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

A PERPETUAL EASEMENT FOR THE OPERATION, MAINTENANCE AND USE OF A SEPTIC FIELD FOR THE BENEFIT OF PARCEL ONE HEREINABOVE DESCRIBED, UNDER AND UPON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE CONTIGUOUS

TO PARCEL ONE TO WIT:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL ONE HEREINABOVE DESCRIBED ON THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 47.12 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NUMBER 126, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 105.0 FEET; THENCE NORTH 32 DEGREES 08 MINUTES 38 SECONDS WEST, 152.18 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 49 SECONDS EAST, 5.28 FEET; THENCE SOUTH 70 DEGREES 39 MINUTES 49 SECONDS EAST, 158.65 FEET, TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, ALL IN KENDALL COUNTY ILLINOIS.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTHERLY ALONG SAID WEST LINE, 1118.27 FEET A POINT OF BEGINNING THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE NORTHEASTERLY ALONG SAID CLAIM LINE, 941.92 FEET TO A POINT ON A LINE DRAWN SOUTHWESTERLY, PERPENDICULAR TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FROM A POINT ON SAID CENTER LINE WHICH IS 1049.70 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTHEASTERLY TO SAID POINT ON SAID CENTER LINE OF ILLINOIS ROUTE 126 AFORESAID; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE AND TO SAID ROUTE 71 CENTER LINE; THENCE SOUTHWESTERLY ALONG SAID ROUTE 71 CENTER LINE, 30.58 FEET TO SAID WEST LINE; THENCE SOUTHERLY ALONG SAID WEST LINE, 78.83 FEET, TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION. 3; THENCE NORTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 1925.21 FEET ON THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS EAST 58.55 FEET TO THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE OF A.F.A.P. ROUTE 311 (IL ROUTE 71) AND THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 34 MINUTES 00 SECONDS EAST 35.28 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 66 (IL ROUTE 126); THENCE SOUTH 70 DEGREES 08 MINUTES 35 SECONDS EAST 125.66 FEET ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 81 DEGREES 09 MINUTES 04 SECONDS WEST 51.85 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 40 SECONDS WEST 103.47 FEET TO THE POINT OF BEGINNING), IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WEST LINE, 1118.27 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE SOUTHWESTERLY ALONG SAID CLAIM LINE, 188.42 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 71; THENCE NORTHEASTERLY ALONG THE SAID CENTER LINE OF ILLINOIS ROUTE 71, 1411.3 FEET TO THE CENTER LINE EXTENDED NORTHWESTERLY OF THE PUBLIC ROAD RUNNING SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71, COMMONLY KNOWN AS WINO ROAD; THENCE SOUTHEASTERLY ALONG THE EXTENDED CENTER LINE AND THE CENTER LINE OF SAID PUBLIC ROAD, BEING ALONG A LINE THAT FORMS AN ANGLE OF 93 DEGREES 25' TO THE RIGHT WITH THE PROLONGATION NORTHEASTERLY OF THE TANGENT TO THE CENTER LINE OF SAID ILLINOIS ROUTE 71 AT THE LAST DESCRIBED POINT, 761 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 79 DEGREES 47' TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 265.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126 TO THE CENTER LINE OF THE EASTERLY FORK OF THE PUBLIC ROAD AFORESAID WHICH RUNS SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID PUBLIC ROAD TO THE POINT OF BEGINNING; TO THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

GRANTEE HEREBY ASSUMES AND AGREES TO PAY THE UNPAID BALANCE ON THE EXISTING MORTGAGE RECORDED IN BOOK PAGE , THE DEBT SECURED THEREBY AND ALSO HEREBY ASSUMES -THE OBLIGATIONS UNDER THE TERM OF THE INSTRUMENTS CREATING THE LOANS DOCUMENT NO. 79-1053.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;



THENCE - NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, - 1,995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID CENTER LINE 30.45 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FOR THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE 230.67 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 1,141.60 FEET TO THE INTERSECTION WITH THE CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD; THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE 761.0 FEET; THENCE SOUTH 58 DEGREES 16 MINUTES 47 SECONDS WEST 265.35 FEET TO SAID ROUTE 126 CENTER LINE; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE BEING ALONG A CURVE TO THE LEFT AND HAVING A RADIUS OF 2,292.01 FEET WHICH IS TANGENT TO A LINE DRAWN NORTH 72 DEGREES 57 MINUTES 06 SECONDS WEST FROM THE LAST DESCRIBED POINT 147.93 FEET; THENCE NORTH 16 DEGREES 38 MINUTES 49 SECONDS WEST ALONG SAID ROUTE 126 CENTERLINE 850.98 FEET; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTERLINE BEING ALONG A CURVE TO THE RIGHT AND HAVING A RADIUS OF 2,148.79 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 383.53 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36- NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG -THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE 261.12 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15,459.20 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE 1141.60 FEET TO THE INTERSECTION WITH THE CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD FOR THE POINT OF BEGINNING (THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE 258.05 FEET; THENCE SOUTH 58 DEGREES 29 MINUTES 47 SECONDS WEST 200.0 FEET; THENCE NORTH 21 DEGREES 30 MINUTES 13 SECONDS WEST PARALLEL WITH SAID WING ROAD CENTER LINE 250.0 FEET TO SAID ROUTE 71 CENTER LINE; THENCE NORTHEASTERLY ALONG SAID ROUTE 71 CENTER LINE 200.16 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, (ILLINOIS, AND ALSO EXCEPTING, THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83):

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, 1,995.04 FEET ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 71; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 31.52 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING FROM THE POINT OF BEGINNING; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 230.66 FEET ALONG SAID CENTERLINE; THENCE NORTHEASTERLY, 940.56 FEET ALONG AN 11,479.02 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 67 DEGREES 34 MINUTES 29 SECONDS EAST, 940.31 FEET; THENCE SOUTH 22 DEGREES 56 MINUTES 31 SECONDS EAST, 60.03 FEET; THENCE SOUTHWESTERLY, 418.10 FEET ON AN 11,539.02 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING SOUTH 66 DEGREES 16 MINUTES 29 SECONDS WEST, 418.08 FEET; THENCE SOUTH 59 DEGREES 24 MINUTES 09 SECONDS WEST, 71.10 FEET; THENCE SOUTH 25 DEGREES 14 MINUTES 24 SECONDS WEST, 60.52 FEET; THENCE SOUTHEASTERLY, 570.87 FEET ON AN 675.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING SOUTH 55 DEGREES 22 MINUTES 46 SECONDS EAST, 560.80 FEET; THENCE SOUTH 74 DEGREES 04 MINUTES 13 SECONDS EAST, 274.41 FEET; THENCE SOUTH 64 DEGREES 05 MINUTES 29 SECONDS EAST, 35.85 FEET; THENCE SOUTH 55 DEGREES 49 MINUTES 00 SECONDS WEST, 64.56 FEET TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 126; THENCE NORTHWESTERLY, 162.08 FEET ON SAID CENTERLINE BEING A 2,291.64 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 76 DEGREES 16 MINUTES 12 SECONDS WEST, 162.05 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 357.37 FEET ON SAID CENTERLINE; THENCE NORTH 53 DEGREES 52 MINUTES 46 SECONDS WEST, 96.76 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF IL 126; THENCE NORTHWESTERLY, 297.03 FEET ON A 990.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 45 DEGREES 17 MINUTES 03 SECONDS WEST, 295.92 FEET; THENCE NORTH 36 DEGREES 39 MINUTES 21 SECONDS WEST, 23.77 FEET; THENCE NORTH 77 DEGREES 19 MINUTES 36 SECONDS WEST, 64.74 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 36 SECONDS WEST, 100.61 FEET; THENCE SOUTH 69 DEGREES 55 MINUTES 52 SECONDS WEST, 149.98 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID IL 71; THENCE SOUTH 65 DEGREES 32 MINUTES 40 SECONDS WEST, 113.94 FEET TO THE CENTERLINE OF SAID IL 126; THENCE NORTHWESTERLY, 119.55 FEET ON SAID CENTERLINE BEING A 2,170.59 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 69 DEGREES 20 MINUTES 17 SECONDS WEST, 119.54 FEET TO THE POINT OF BEGINNING.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 07°44' EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1236.84 FEET TO A POINT ON SAID EAST LINE WHICH IS 1284.36 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°47'31" WEST, 684.42 FEET; THENCE NORTH 09°32'39" WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD 88 ON PAGE 399, FOR THE POINT OF BEGINNING; THENCE SOUTH 57°58'56" WEST ALONG THE SOUTHERLY LINE OF SAID BOYD TRACT AND SAID SOUTHERLY LINE EXTENDED 352.89 FEET TO THE CENTER LINE OF WING ROAD; THENCE SOUTH 21°28'35" EAST ALONG SAID CENTERLINE 131.00 FEET; THENCE NORTH 57°58'56" EAST PARALLEL WITH SAID SOUTHERLY LINE 323.58 FEET TO A POINT WHICH IS SOUTH 09°32'39" EAST, 139.37 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 09°32'39" WEST, 139.37 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 71; THENCE EASTERLY ALONG SAID CENTER LINE 32.2 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126, 1049.7 FEET FOR THE POINT, OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE, 339.9 FEET TO AN OLD CLAIM LINE; THENCE NORTHEASTERLY ALONG SAID OLD CLAIM LINE WHICH MAKES AN ANGLE OF 44°21' (MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE) 468.6 FEET TO THE CENTER LINE OF SAID ILLINOIS ROUTE 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 328.1 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS. EXCEPT THEREFROM THE BELOW DESCRIBED PARCEL:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83):

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, 1,995.04 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 71; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 31.52 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 126; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 399.15 FEET ALONG A 2,170.59 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 73 DEGREES 01 MINUTE 41 SECONDS EAST, 398.58 FEET THENCE SOUTH 78 DEGREES 17 MINUTES 46 SECONDS EAST, 649.36 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE SOUTH 78 DEGREES 17 MINUTES 46 SECONDS EAST, 172.16 FEET ALONG SAID CENTERLINE; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 162.08 FEET ALONG A 2,291.64 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 76 DEGREES 16 MINUTES 12 SECONDS EAST, 162.05 FEET; THENCE SOUTH 56 DEGREES 32 MINUTES 11 SECONDS WEST, 65.63 FEET; THENCE NORTH 74 DEGREES 04 MINUTES 13 SECONDS WEST, 5.13 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 14 SECONDS WEST, 50.57 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF IL 126; THENCE NORTHWESTERLY, 61.11 FEET ON SAID RIGHT OF WAY LINE BEING ON A 2,251.64 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 77 DEGREES 31 MINUTES 09 SECONDS WEST, 61.11 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 172.27 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 11 DEGREES 52 MINUTES 19 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.297 ACRE MORE OR LESS, OF WHICH 0.290 ACRE, MORE OR LESS, IS LYING WITHIN PUBLIC ROAD RIGHT OF WAY, SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.



**EXHIBIT "C-1"**  
**Windmill Farms - B-3 Service Business Permitted Uses**

This exhibit lists all permitted uses within the B-3 Service Business District as they exist in the current Zoning Ordinance. Uses excluded and not permitted by this Agreement are crossed out as follows: (~~not permitted use~~)

**OFFICE DISTRICT (O)**

Advertising agency.

**Bank (allowable by provisions of Windmill Agreement)**

Barber shop.

Beauty shop.

Bookkeeping service.

~~Club - private indoor.~~

Coffee shop.

College, university or junior college.

Commercial school, trade school - offering training in classroom study.

Detective agency.

Employment office.

Engineering office.

Government office.

Income tax service.

Insurance office.

Library.

Manufacturing agent's office.

Medical clinic.

Park.

Professional offices.

Public accountant.

Real estate office.

Stenographic service.

Stock broker.

Telegraph office.

~~Ticket office.~~

Title company.

Travel agency.

Utility office. (Ord. 1973-56A, 3-28-74)

Special Uses

~~Solid waste disposal site (Ord. 1973-56A, 3-28-1974; amd. Ord. 1995-20, 8-10-1995)~~

**LIMITED BUSINESS DISTRICT (B-1)**

All uses permitted in the O district.

Antique sales.

~~Apartments, single family, located in business buildings.~~

Bakery - retail.

Barbershop.  
Beauty shop.  
Bookstore.  
Cafeteria (diner).  
Camera shop.  
Church or other place of worship.  
~~Cigar, cigarette and tobacco store.~~  
Clothes - pressing and repair.  
~~Club - private indoor.~~  
~~Club - private outdoor.~~  
Community center.  
Dressmaker - seamstress.  
Drugstore.  
Florist sales.  
Fruit and vegetable market - retail.  
Gift shop.  
Grocery store - supermarket.  
Gymnasium.  
Health food store.  
Hobby shop.  
Hospital (general).  
Hospital or treatment center.  
Household furnishing shop.  
Ice cream shop.  
Jewelry - retail.  
Laundry, cleaning and dyeing - retail.  
Library.  
~~Magazine and newsstand.~~  
Meat market.  
Medical clinic.  
Mortuary - funeral home.  
Park.  
Photography studio.  
Playground.  
Post office.  
Professional building.  
Recreation center.  
Restaurant.  
Shoe and hat repair.  
~~Substation.~~  
Swimming pool - indoor.  
Tennis club - private or daily fee.  
~~Trailer. (Ord. 1973-56A, 3-28-1974; amd. 1994 Code; Ord. 1994-1A, 2-10-1994; Ord. 2003-41, 7-22-2003)~~

**GENERAL BUSINESS DISTRICT (B-2)**

All uses permitted in the O and B-1 Districts.

Appliances - sales.

Army/Navy surplus sales.

Art gallery - art studio sales.

Art supply store.

~~Auditorium.~~

Automatic food service.

Automobile accessory store.

Automobile rental.

Bicycle shop.

Billiard parlor.

Blueprint and photostat shop.

~~Bowling alley.~~

Carry-out food service.

Catalog sales office.

Clothing store - all types.

~~Dance hall.~~

Department store.

Discount store.

Drygoods store - retail.

Floor covering sales.

Furniture sales - new/used.

Hardware store.

Health club or gymnasium.

Hotel.

Interior decorating studio.

Junior department store.

Leather goods.

Locksmith.

Motel.

Music, instrument and record store.

Newspaper publishing.

Office equipment and supply sales.

Paint/wallpaper store.

~~Pawnshop.~~

Personal loan agency.

Pet store.

Picture frame store.

Radio and television studios.

~~Reducing salon, masseur and steam bath.~~

Sporting goods.

Stationery.

Taxidermist.

Theater.

Toy store.

Typewriter - sales and repair.

Variety store.  
Watch and clock sales and repair.  
Weaving and mending - custom. (Ord. 1973-56A, 3-28-1974; amd. 1994 Code)

**SERVICE BUSINESS DISTRICT (B-3)**

All uses permitted in the B-2 district.  
Agricultural implement sales and service.  
Appliance - service only.  
Automotive sales and service.  
~~Boat sales.~~  
Building material sales.  
Business machine repair.  
Car wash without mechanical repair on the premises.  
Catering service.

**Daycare (allowable by provisions of Windmill Agreement)**

Drive-in restaurant.  
Electrical equipment sales.  
Feed and grain sales.  
Frozen food locker.  
Furniture repair and refinishing.

**Gasoline Filling Station (allowable by provisions of Windmill Agreement)**

Golf driving range.  
Greenhouse.  
~~Kenel.~~  
Miniature golf.  
Motorcycle sales and service.  
Nursery.  
Orchard.  
Park - commercial recreation.  
Plumbing supplies and fixture sales.  
Pump sales.  
Recreational vehicle sales and service.  
~~Skating rink.~~  
~~Sports arena.~~  
~~Taxicab garage.~~  
Tennis court - indoor.  
~~Trailer rental.~~  
~~Truck rental.~~  
~~Truck sales and service.~~

Upholstery shop.  
Veterinary clinic. (Ord. 1973-56A, 3-28-1974; amd. Ord. 1986-1, 1-9-1986; Ord. 1988-7, 4-14-1988; Ord. 1995-19, 8-10-1995; Ord. 1998-21, 6-25-1998; Ord. 2005-58, 7-12-2005)

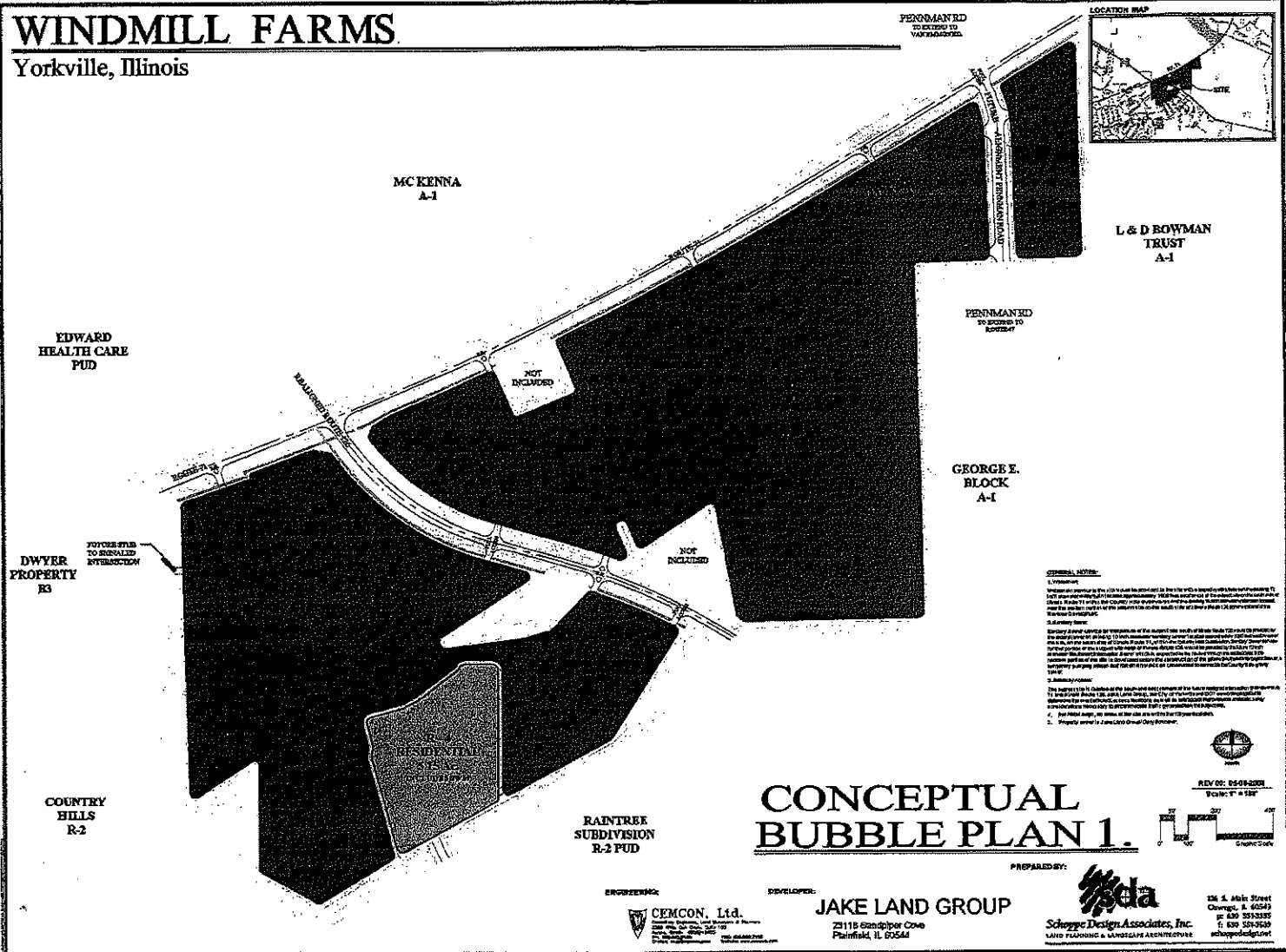
EXHIBIT "D" R-4 GENERAL RESIDENCE DISTRICT

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 08 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTH 57 DEGREES 59 MINUTES 05 SECONDS EAST ALONG SAID OLD CLAIM LINE 299 .00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 51 MINUTES 32 SECONDS WEST, 402.10 FEET; THENCE SOUTH 59 DEGREES 55 MINUTES., 25 SECONDS EAST, 256.51 FEET; THENCE NORTH 59 DEGREES 55 MINUTES 25 SECONDS EAST 355.65 FEET; THENCE NORTH 62 DEGREES 43 MINUTES 29 SECONDS EAST, 853.57 FEET; THENCE NORTH 33 DEGREES 24 MINUTES 40 SECONDS EAST, 542.27 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2292 .01 FEET AND A RADIAL BEARING OF SOUTH 29 DEGREES 23 MINUTES 51 SECONDS WEST AT THE LAST DESCRIBED POINT, 358.41 FEET TO A POINT WHICH IS 151.00 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE AND SAID OLD CLAIM LINE; THENCE SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 265 .70 FEET; THENCE SOUTH 73 DEGREES 54 MINUTES 28 SECONDS WEST, 102.86 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES 54 SECONDS WEST, 280.96 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 24.19 FEET TO SAID OLD CLAIM LINE; THENCE SOUTH 87 DEGREES 59 MINUTES 05 SECONDS WEST ALONG SAID OLD CLAIM LINE 789.92 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

# WINDMILL FARMS

Yorkville, Illinois



# WINDMILL FARMS

Yorkville, Illinois





**Site Planning Principles**

The Site Planning Principles address issues that affect the way that individual sites should be developed in order to blend in with the existing character of the City.

- PRINCIPLE 4: *Incorporate existing site conditions into development plans*  
PRINCIPLE 5: *Provide a sense of architectural interest and unique identity throughout the City*  
PRINCIPLE 6: *Enhance pedestrian experience and establish sense of place through careful design and location of open spaces*  
PRINCIPLE 7: *Thoughtful consideration of vehicular and pedestrian circulation within individual developments*  
PRINCIPLE 8: *Appropriate design of parking lots, utilities, service areas and detention areas to reduce the negative impact of typically unattractive site components*

■ **Desirable Elements:**

The following elements shall be incorporated into development within the City:

- Richness of building surface and texture
- Articulated mass and bulk
- Clear visibility of entrances
- Well organized commercial signage
- Landscaped and screened parking
- Special paving identifying intersections and crosswalks
- Pedestrian friendly streetscapes and open spaces
- Thoughtful consideration of circulation
- Screening of mechanical equipment, service areas, parking lots and any undesirable elements
- Step-down of building scale along pedestrian routes and building entrances
- Recognition of building hierarchy
- Formal entry plazas and courtyards
- Detention used as an amenity
- Existing trees incorporated into development
- Multi-planed, pitched roofs
- Roof overhangs and arcades
- Provide defined entrance roads into developments and provide adequate vehicle storage bays at egress drives



*Richness of building materials creates visual interest*



*Landscaping softens the view of parking*

#### ■ Undesirable Elements:

The following elements are discouraged in developments within the City:

- Concrete detention basins
- Large, blank, unarticulated wall surfaces
- Visible outdoor storage, loading, equipment and mechanical areas
- Disjointed parking areas and confusing circulation patterns
- Large expanses of parking/asphalt
- Service areas near major entries and/or that are easily visible from roadway
- Poorly defined site access points
- Large "boxlike" structures



*Avoid large expanses of parking lots*



*Avoid large blank wall surfaces*

#### **PRINCIPLE 4: Incorporate existing site conditions into development plans**

New development shall protect the existing environmental features throughout the City and minimize the impact of the development on the site and the surrounding land.

#### ■ Drainage Patterns

Proposed site plans shall incorporate existing drainage patterns on site in an effort to avoid significantly altering the manner in which drainage flows offsite. At the time of site plan submittal to the City, a drainage and detention plan must be submitted. The location and type of drainage facilities must be shown.



*Drainage swale utilizes natural drainage patterns*

#### ■ Topography and Soils

- Minimize cut and fill on site to reduce effects upon the natural drainage pattern and natural character of the site.
- Minimize disturbance in areas of significant existing vegetation. If necessary for site development, consider using tree wells and retaining walls to preserve existing trees where possible.



*Work with existing topography to avoid large cut and fill*



- Development on unsuitable soils is prohibited. Incorporate unsuitable soils into an open space component of the site plan.
- Stockpile top soil for later use in landscape areas.
- **Vegetation**
  - Preserve existing trees

Every effort should be made in the planning process to incorporate quality, existing trees into the site plan design. Any quality, existing tree that occurs within the specific buffer yard as required per *PRINCIPLE 9* shall remain undisturbed and be protected as part of the landscape buffer.



*Preservation of existing vegetation as buffer*

**PRINCIPLE 5: Provide a sense of architectural interest and unique identity throughout the City**

The Architectural standards are provided to preserve and guide the character of architecture throughout the City while allowing for individual architectural interpretation. All architectural proposals must be compatible with the vernacular of the northern Illinois region. In order to ensure compliance with the following architectural guidelines, the City requires that building elevations, plans, materials samples, color samples and illustrations be submitted for review and approval prior to the commencement of building construction.



*Building orientation creates central open space on axis with the main entry drive*

▪ **Buildings**

- Orientation

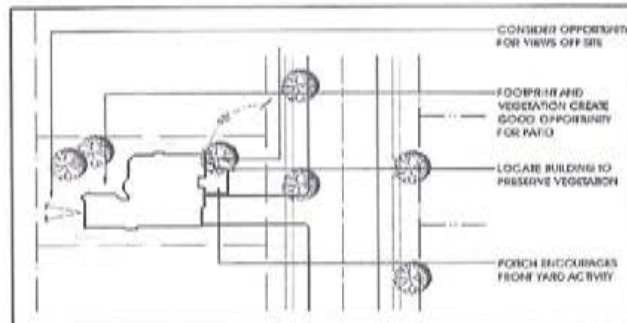
Building orientation should take advantage of the building to site relationship. The orientation and location of buildings defines open spaces and circulation corridors.

- Align focal architectural elements along major view or circulation axis.
- Define pedestrian spaces and streetscapes with building orientation.



*Orient primary buildings on axis and use as focal points*

- Create view corridors between buildings, plazas, courtyards and adjacent buildings.
- Create pedestrian spaces and plazas by varying building facades.
- Cluster buildings whenever possible, creating opportunities for plazas and pedestrian malls. Prevent long, linear facades from dominating the view.



*Residential building orientation creates private, intimate backyard space*

- Buildings adjacent to Routes 47, 71 and 126 must face the primary roadway. No service access, storage, etc. is allowed to face Routes 47, 71 and 126.
- Develop sites in a comprehensive and coordinated manner to provide order and compatibility (especially in the case of large sites which will be developed in phases).



*Building orientation can define main activity areas*

- The exterior character and orientation of all buildings and the spaces they define should encourage and enhance pedestrian activity.
- Attention should be given to the quality and usability of the outdoor spaces formed by the exterior of a dwelling and adjacent dwellings. Avoid locating the private area of one dwelling adjacent to the public area of an adjacent dwelling.



*Rear and side facades should incorporate architectural design elements*



- In multi-family residential developments, buildings should be oriented to create functional outdoor spaces.
- In residential neighborhoods, consideration should also be given to the views from adjacent dwellings and public spaces.
- **Facades**

Building facades should achieve a high level of visual interest when viewed from automobile and pedestrian vantage points.

- In residential developments, front yards and porches should be used to create a sense of place and community.
- Natural stone and masonry materials are to be used on the lower portions of buildings to create a visual anchor to the ground and provide interest at the pedestrian level.
- Vary the planes of exterior walls in depth and/or direction.
- Wall planes shall not run in a continuous direction more than 65 feet without an offset of at least 3 feet.
- Wall planes of more than 20 feet high are prohibited without incorporating meaningful techniques, such as awnings or a change in building material, to break up the perceived building mass.
- Awnings are encouraged along facades to provide color, shade and architectural interest. Where awnings are used along a row of contiguous buildings, a consistent form, material, color, location and mounting arrangement must be used.
- Awnings should be located to provide a consistent minimum 8 feet vertical clearance, with a maximum generally not to exceed 12 feet.
- Colors of awnings must complement the buildings.



*Awnings along facade*



*Awnings provide pedestrian scale element*

- Incorporate the awnings along with any signage to provide a uniformly designed building façade.
- Signs on awnings are permitted.
- Internally illuminated awnings are prohibited.



*Garage doors oriented to side*

- Awnings and canopies may be made of sheet metal or canvas membrane. Plastic or vinyl awnings are not permitted.
- In new residential neighborhoods, houses shall not repeat the same elevations without two lots of separation. Houses across the street from each other and back-to-back corner lots shall not be of the same elevation.
- In residential areas, garages should not dominate the street view. Rather, provide parking and garages to the side or rear of lots or set the garage face back from the primary façade of the house. Avoid allowing the garage to become the primary architectural feature.

#### ▪ Roof Treatment

Rooftops should be considered important design elements as viewed from a variety of vantage points such as at ground level, from other buildings and from adjacent perimeter roadways. A well-composed "roofscape" achieves an interesting skyline without becoming overly busy or contrived. Roof forms should serve as natural transitions from the ground level to intermediate masses to the tallest masses and back to the ground. Form should also be interesting when seen from above in adjacent buildings.



*Variation in roof treatments creates an interesting 'roofscape'*

#### ▪ Materials & Colors

Visual continuity in major building materials and colors is desired throughout the City. Specific criteria include the following:

- Material samples of all proposed buildings must be provided for review and be approved by the City.
- Materials should be consistent with the Community Character principles outlined in these guidelines.



- Wall materials that are muted, earth tone in color and have texture are to be used.
- Reserve the use of strongly contrasting materials and colors for accents, such as building entrances, railings and trim. Avoid an excessive variety of façade materials.
- Avoid using highly reflective materials and surfaces, such as polished metal, that generate glare, particularly at the pedestrian level.
- Materials which may be incorporated include: native stone, brick, stucco and textured concrete. Alternative materials that achieve similar looks and are of high quality and low maintenance may be considered.
- Common materials shall be located on all sides of the building with the exception of service areas not visible from a public street.



*Varying roofline breaks up long expanse of building facade*

- Coordinating materials within a development can tie together buildings of different sizes, uses and forms.
- In new residential neighborhoods at the time of initial building permit, houses shall not be the same color unless there are at least two lots of separation. Houses across the street from each other are not permitted to be the same color.
- Use contrasting but compatible building materials and textures to unify exterior building elements and to create depth, proportion and scale.
- In residential developments, buildings should complement each other by using materials and colors within the same "family".
- Building colors should be derived from, and related to, the finishes of primary building materials.

#### ▪ Height

The overall appearance of development shall be low and horizontal, with building heights throughout the community generally low to medium scale. Building heights are expected (and desired) to vary to ensure visual interest.

- Consider the use of taller buildings and/or elements to highlight significant intersections and pedestrian nodes.
- Building heights shall be determined in a manner which enhances an overall residential quality.



*Taller buildings help identify intersections*



- Maintain compatible relationships with adjacent dwellings and street frontages.
- Building heights shall be responsive to heights of homes located on slopes above and below the dwelling.
- Sight lines to greenbelts, open areas, water features and scenic horizon views are to be optimized and maintained to the fullest extent possible by minimizing the building height and obstruction.



*Front porch provides one-story element*

- Scenic view compatibility shall be considered in determining building height.
- Within a neighborhood, a combination of one, one and a half and two story dwellings is encouraged to add diversity to the streetscape. Entire neighborhoods or blocks of continuous two story dwellings are discouraged.
- For multilevel dwellings on corner lots, locate a one-story element of the dwelling at the street corner to help reduce the feeling of enclosure in the neighborhood.



*Front porch roof provides human scale element*

- A two-story dwelling can best relate to a neighboring one story if it contains a one-story element.

#### ▪ Scale

Buildings should appear to be of a "pedestrian" or "human" scale. When components in the built environment are designed in such a way that people feel comfortable, then human scale has been achieved. In general, this means that the size, patterns, textures, forms and overall three-dimensional composition can be appreciated at the pedestrian level.



*Varied building scale provides distinction between masses*

- Vary the height of buildings, and/or building elements where feasible, so they appear to be divided into distinct elements or masses.

- Avoid large-scale buildings that are "box-like" and typically dominate a site.
- Use building mass appropriate to the site. Place buildings with larger footprints, height and massing in core activity areas or in the heart of the development near similar densities. By doing so, the impact on adjacent land uses will be reduced.



*Pedestrian scale elements located along building facade*

- In residential areas, the relationship between the lot size, street width and building scale are important to creating a human scale. Elements such as trees, pedestrian path lighting and porches can aid in achieving human scale.
- Hierarchy

It is important to recognize that future projects will be developed using a variety of buildings with various uses. Vehicular and pedestrian traffic should be able to recognize the hierarchy of buildings and be able to decipher primary buildings from secondary buildings.



*Avoid 'box like' building scale*

- Primary Buildings

Primary buildings; such as major anchors, public buildings or major attractions, shall be located at prominent locations, anchoring a major view axis and serving as focal points in the community.

- Gateway Buildings

- Buildings at major entrances, corners, intersections or along significant roads should use special architectural elements to help identify that location as a "gateway". These elements also begin to define the sense of place for the community.



*Primary buildings located on axis and create focal point*



- Special architectural features may include corner towers, cupolas, clock towers, balconies, colonnades or spires.
- The use of vertical elements helps to frame the entrance and guide people into and through the development.



Gateway buildings

- Entrances
  - Primary entrances should be easily identifiable and relate to both human scale as well as the scale of the building(s) they serve.
  - Wherever possible, entrances should be inviting without becoming dark.
  - Main building entrances should be designed to be clearly identifiable from primary driveways and drop-offs. Additionally, they should be visible from parking areas.



Main entry to store clearly identifiable

## Retaining walls

- All retaining walls must be faced (veneered) with masonry (stone, brick, stucco or approved equal).
- Retaining walls adjacent to or visible from any street shall not exceed 4 feet in height. Grade changes that require retaining walls exceeding 4 feet must be terraced with a minimum of 4 feet clear separation between each wall. Exceptions may be reviewed and approved by the City in order to preserve existing tree stands.

- Walls should be designed as an integral part of the dwelling design. Stone sizes should be consistent and laid in a horizontal course. Masonry materials shall match or complement the facade of surrounding buildings.
- Walls at intersections must not interfere with safe sight distances.

**PRINCIPLE 6: Enhance pedestrian experience and establish sense of place through careful design and location of open spaces**

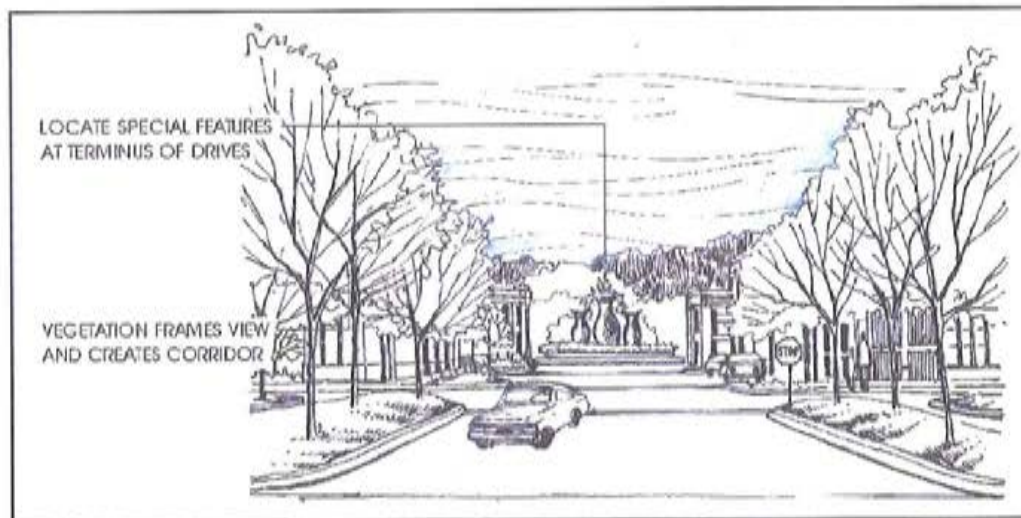
The creation of open space throughout the City is an essential technique used to break up building facades. The use of such pockets of interest creates views into the various developments. A wide range of open spaces such as public gathering plazas, open "greens", common play areas, neighborhood parks and natural preserves can be incorporated into development plans.

▪ **View Corridors**

- Open space is considered a valuable amenity, therefore careful consideration of vistas into open spaces from residential lots, streets and drives is required.
- Maintain view corridors to provide vistas of amenities, natural features, open spaces and other significant elements.
- Create focal points at main entries, on axis with major circulation route and pedestrian corridors to establish a strong identity and structure for the project.



*Community Park*



*View of amenity feature is framed by use of vegetation and road alignment, creating a signature element*



**Parks and Trails**

- In residential areas, parks should be located within a 5 minute walk (approximately 1,000 feet) from each home.
- Trail linkages should be provided from proposed neighborhoods to the City's comprehensive trail system, forest preserve trails and adjacent developments.

*Neighborhood Park*

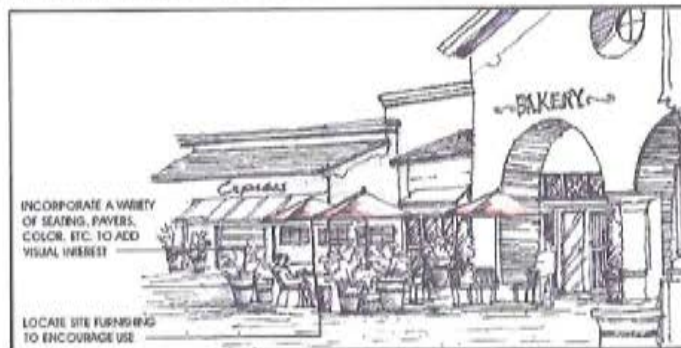
- **Courtyards and Plazas**

Courtyards, plazas and terraces should be designed at a human scale and incorporated as public amenities around non-residential buildings. Interrupting building facades to create "outdoor rooms" as well as varying the width of walkways will help create pedestrian spaces. These pedestrian spaces will create opportunities for comfortable outdoor experiences and are critical in defining plazas and courtyards.

- Orient plazas and courtyards to views of site amenities such as open space, water features, sculptural elements or landscaped areas.
- Consider opportunities to orient plazas and courtyards toward views of significant buildings or down long corridors.
- Wherever possible, create a sense of enclosure for outdoor seating areas. Such areas should be light and airy while providing a sense of safety from the elements.

*Landscaping and special paving give the seating area a sense of enclosure*

- Add elements such as trees, water features, a variety of seating areas and landscape color to give the public spaces an inviting appearance and visual interest.
- Incorporate pedestrian scaled lighting for safety and to promote use in the evening.
- Incorporate pavers and paving patterns to add interest and enhance the aesthetic quality of the spaces.
- Allow for outdoor tables and seating to promote use of the space. By doing so, an energy is created along the structure.

*Plazas and courtyards offer spaces for outdoor cafes*

**PRINCIPLE 7: Thoughtful consideration of vehicular and pedestrian circulation within individual developments**

The purpose of the circulation standards is to minimize hazards and conflicts and establish logical circulation patterns. The appropriate integration of vehicular and pedestrian circulation is intended to provide safe and convenient access to all sites while being attractive, efficient and functional.

- **Vehicular Circulation**

- **Primary Site Entrances**

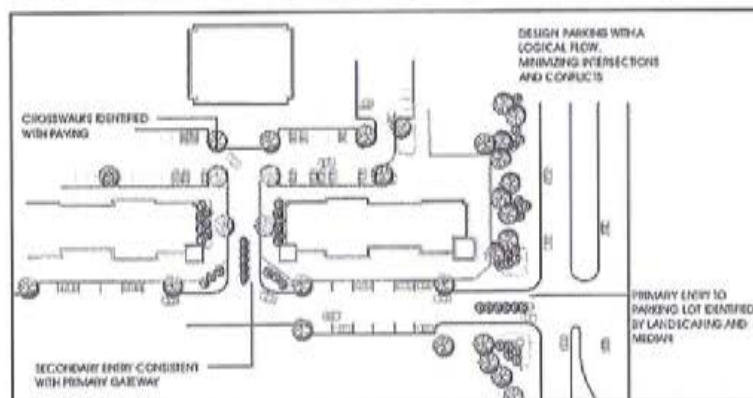
Each entrance to a parcel, individual building site or residential neighborhood from a primary roadway should be designed as a "gateway" to the area it serves. Design elements should be visually interesting and consistent with other streetscape materials used throughout the City.



*Primary residential entrance highlighted with signage, landscaping and water elements*

When designing entries into residential and non-residential tracts, developers shall:

- Coordinate with adjacent properties to consolidate entries and minimize access points along major roadways
- Minimize pedestrian and vehicle conflicts by reducing the quantity of crosswalks.
- Clearly identify site entries and provide a clear entry/arrival sequence.
- Provide "secondary" entries to parking lots and smaller residential neighborhoods from adjacent perpendicular minor roadways to major roadways. Paving material, plants, signs and lighting should match primary entrance treatments, although landscaping intensity and signage may be reduced in scale.
- Provide at least one "primary" entry to parking lots or residential communities. The use of medians and/or special paving or landscaping to identify primary entries is required.



*Single primary entrance reduces access points along Corridor*



- Internal Drives

All internal drives should visually lead drivers to building entries, site amenities or focal elements.

- Design drives and parking areas to fit the natural contours of the site in order to minimize cut and fill and maintain natural drainage.
- Align streets and drives to offer views to significant architectural features and site amenities and to direct drivers.
- Internal streets shall be separated from parking lots by landscape islands and walkways.



*Street alignment offers views of significant architectural feature*

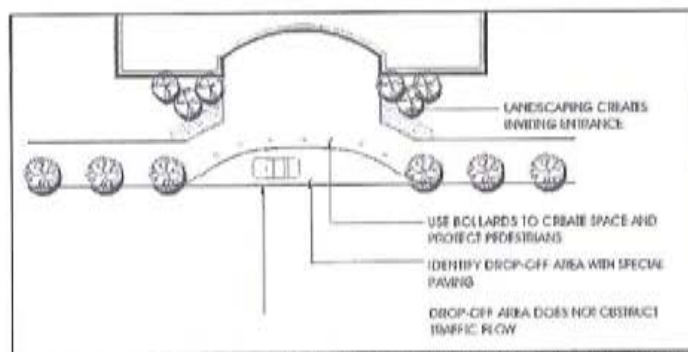
- Drop-Off Areas

Drop-off areas for vehicle passengers shall be incorporated into development plans and should provide safe, convenient access to building entries, pedestrian plazas and public open spaces. Drop-off areas must conform to all ADA regulations and standards.



*Landscaped island separates parking lot from internal drive*

- Emphasize drop-off areas with special paving material.
- Design drop-off lanes so they do not obstruct traffic flow when vehicles are stopped.
- Install bollards at drop-offs to provide protection for buildings and pedestrian walkways.



*Drop-off area doesn't conflict with regular traffic and is identified with paving and bollards*



### ▪ Service Areas

Service vehicle circulation throughout the City shall be designed to provide safe and efficient delivery routes for all anticipated service and delivery vehicles. The design of individual parcels to accommodate truck access shall meet all regulatory requirements for turning movements without sacrificing other important design objectives.

- Locate service areas away from major streets and building entrances.
- A noise barrier is required in situations where service areas are adjacent to a residential land use.
- Minimize pedestrian and service vehicle conflicts.
- Hide/screen views into service areas. Screening can be provided with landscaping or screen walls. Screen walls shall repeat materials and elements of the primary building.
- Adjoining uses should share service drives where possible.
- Design service drives to accommodate the traffic intended to use them including all entrance roads and access aisles that will be used to access the service areas.



*Service area screened with landscaping*

### ▪ Pedestrian Circulation

The purpose of pedestrian circulation standards is to establish guidelines for creating a pedestrian circulation system that is safe and efficient. Good walking environments include: continuous routes between sites, clearly defined access from parking areas, a variety of connected destinations and a feeling of safety and security. In essence, creating a sense of comfort.

#### ▪ Sidewalks

Sidewalks must be constructed to provide pedestrian access to adjacent development and connections to the pedestrian trails throughout the City. Within specific developments, sidewalks shall provide access to and from parking lots, neighborhoods, schools, parks and open spaces.

- Create distinct pedestrian corridors, which funnel pedestrians to logical gateways, plazas or other destinations.



*Path provides access to park and adjacent neighborhood*

- Place special emphasis on pedestrian connections that link schools, recreation areas and other major activity areas.
- Neighborhoods should have access to open space and pocket parks by way of sidewalks and trails.
- In residential areas, sidewalks should be located on both sides of the street.
- Pavers or other changes in material should be used for walks adjacent to buildings and at street intersections to identify and enhance pedestrian routes.



*Pavers next to building enhance appearance*

#### ▪ Crosswalks

Crosswalks are required at all intersections and key pedestrian crossings. Crosswalks must be identified by a change in color, height, width, texture, or materials. Refer to ADA regulations and standards for any specific criteria regarding crosswalks and ramps.



*Enhanced paving delineates crosswalk*

#### ▪ Pedestrian Circulation in Parking Lots

Walkways that lead pedestrians from parking areas to buildings or plazas should be designed to facilitate easy movement and minimize crossing conflicts with vehicles. Pedestrians should feel comfortable about their walkways to buildings and pedestrian corridors should be clearly identified.

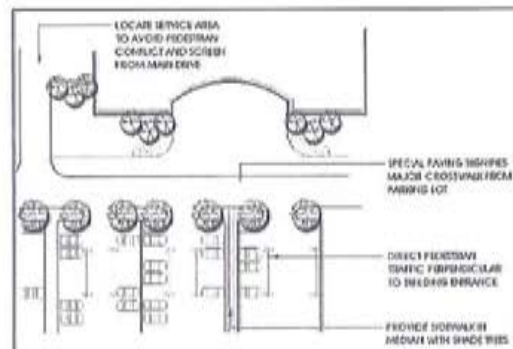


*Landscaped median with sidewalk*

- Pedestrians should not be required to cross service drives to reach major entrances from primary parking lots.
- Where major pedestrian routes within parking lots cross roadways and drives, use textured or colored paving materials to distinguish the route.
- Medians with sidewalks allow for safe circulation and reduce circulation conflicts.
- Wherever feasible orient parking aisles perpendicular to building entrances.



*Crosswalk delineated with paving and bollards*



*Median with sidewalk allows safe access to building entry*



### ▪ Accessibility

Owners and developers are expected to meet or exceed all requirements of the Americans with Disabilities Act (ADA), 1992, and all amendments thereto in the design and development of individual parcels, sites, buildings, and facilities. To the greatest extent possible, provide equal access in a manner that integrates ADA accessibility with ordinary accessibility, rather than separately.

### **PRINCIPLE 8: Appropriate design of parking lots, utilities, service areas and detention areas to reduce the negative impact of typically unattractive site components**

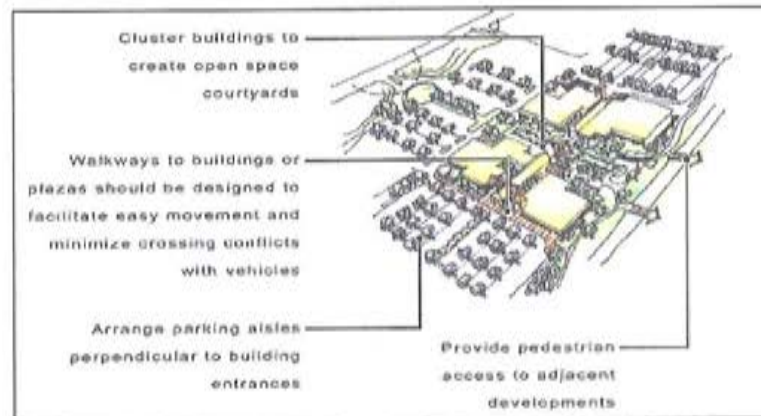
This section provides standards for the siting and layout of parking lots, service and loading areas, utilities, trash, storage and detention facilities. Specific landscaping criteria for these areas are included in the Landscape Principles section. Site plans specifying parking and circulation designs, utility and detention requirements shall be submitted to the City for review.

### ▪ Parking

- Parking ratios and quantity of spaces shall comply with the criteria set forth in the United City of Yorkville Zoning Ordinance.
- Parking areas should be designed and located so they provide safe and efficient vehicular and pedestrian circulation within a site.
- Minimize negative visual impacts from adjacent roadways.
- Break large expanses of pavement with landscape medians and islands.
- Divide parking areas which accommodate a large number of vehicles into a series of smaller, connected lots.
- Avoid situations where parking spaces directly abut structures.
- Separate parking aisles from interior collectors and entry drives whenever possible.



*Minimize negative visual impacts of parking from roadways*



- **Shared Parking**

Where opportunities exist for shared parking between uses with staggered peak parking demands, consider reducing the total number of parking spaces within each site or parcel. Parking should be shared between complementary uses such churches and office buildings.

- **Store Front & Street Parking Requirements**

All store front parking areas shall use angled parking or parallel parking. Areas shall be provided for sidewalks and landscaping between the store front and the edge of parking stall.

- **Bicycle**

To encourage and accommodate alternative transportation modes, provide bicycle parking within each building site. Locate bicycle parking areas so they are visible from building entrances and convenient for riders. Parking areas shall be landscaped in a manner consistent with pedestrian plazas. Also, bike racks should be of a style consistent with other site elements.

- **Substations/Water/Wastewater Stations**

Proposed electric substations, water pump stations and wastewater lift stations shall be screened from public views by a means of a 6 foot masonry wall on all sides with the exception of the area for gate access to the facility combined with landscaping. Service access shall be considered and incorporated into the screening program.

- **Detention**

- Drainage facilities should be used as an amenity to a development. If the existing topography allows, the location can be incorporated into an entry feature or can be the foundation for a park with trails and open space.
- Natural and/or vegetated drainage swales provide open space connections, filter runoff and improve the aesthetic appearance of development.
- Detention facilities should not be designed as to require chain link fencing or concrete walls. If such designs are required due to engineering requirements, consider using decorative modular stone to give the appearance of a retaining wall.
- Detention ponds located in the front yard building setback shall be designed as a curvilinear, contoured shape.



*Lake serves as main entry feature*



*Naturalistic drainage channel provides opportunities for trail connection*

**■ Location of Utilities**

Visual and sound impacts of utilities, mechanical equipment, data transmission dishes, towers and other equipment should be minimized in all development plans.

- Design and install all permanent utility service lines underground.
- During construction and maintenance, minimize disruptions to other sites and businesses within the City.
- Temporary overhead distribution power and telephone lines are permitted during construction but shall be removed immediately upon completion of site and building construction.
- Wherever possible, mount data transmission and receiving telecommunication devices at ground level to the rear of structures and screen views from adjacent roadways, pedestrian paths and building sites.
- Screen all electrical transformers, gas meters and other utility cabinets from view.
- Structures are prohibited from being located in utility easements. Avoid locating signs, special landscape features, etc. in utility easements.
- Air conditioning units, vent systems and other mechanical systems that must be located on building roofs shall be screened from sight at the ground plane.
- In residential communities:
  - Items requiring screening should be located on the rear or side yards when possible and should be integrated into the unit design.
  - Air conditioning units must be located behind a screen wall or planting hedge.
  - Utility meters must be located on side or rear elevations of the dwelling.

**■ Location of Service/Delivery/Trash/Storage Areas**

The visual impacts of service, delivery, trash and outdoor equipment or storage areas should be minimized, particularly relative to views from public roadways and pedestrian corridors. Thoughtful placement and integration into the architecture and site design is a priority for all sites.

- Orient service entrances, loading docks, waste disposal areas and other similar uses toward service roads and away from major streets and primary building entrances.
- Locate loading, service, trash and delivery areas so they do not encroach on any setbacks.



*Screen dumpsters with walls and materials that match architecture of primary building*



- Avoid locating service areas where they are visible from adjacent buildings or where they may impact view corridors. Such facilities are more appropriate at the rear of buildings or sites.
- Trash enclosures must be located away from residential property lines.
- Wherever possible, coordinate the locations of service areas between adjacent users or developments, so that service drives can be shared.



*Screen dumpsters with walls and materials that match architecture of primary building*

- Locate parking areas for outdoor equipment, trucks, trailers, service vehicles, etc. away from public parking lots and major pedestrian circulation routes. Unless totally out of view, screen these areas architecturally and with landscaping.
- All proposed dumpsters, trash receptacles, refuse storage containers, outdoor storage, and ground mounted equipment should be located within an enclosure providing screening along with landscaping along the perimeter. Such enclosures shall repeat materials and elements on the primary building.



The Data is provided without warranty or any representation of accuracy, timeliness, or completeness. It is the responsibility of the "Requester" to determine accuracy, timeliness, completeness, and appropriateness of its use. The United City of Yorkville makes no warranties, expressed or implied, to the use of the Data.  
-Parcel Data provided by Kendall County GIS

General Location of  
Offsite Improvements



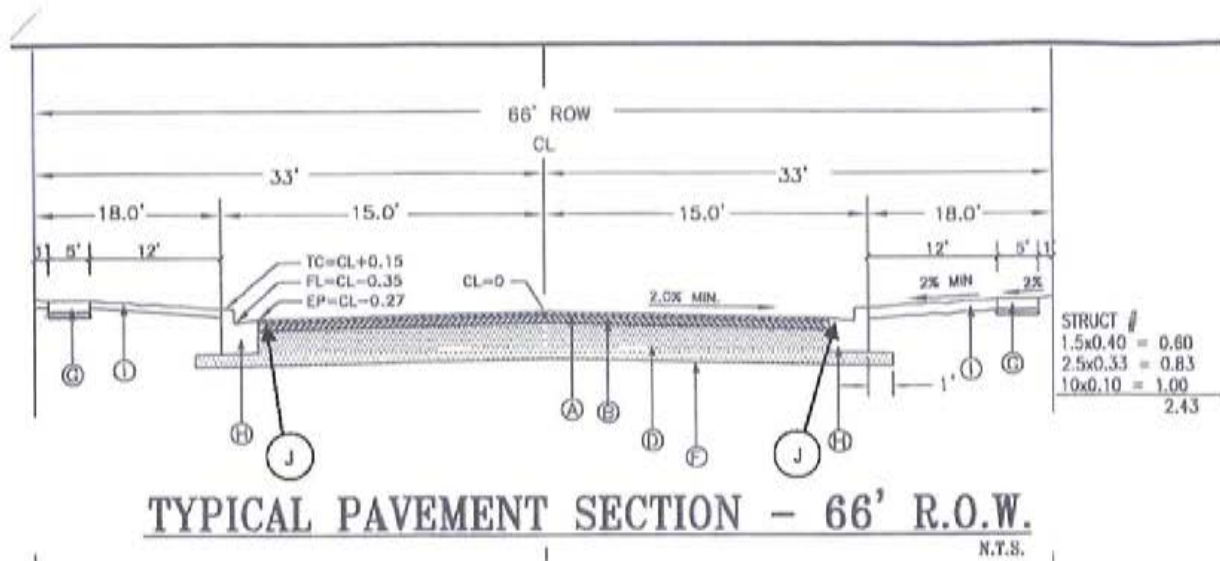
## Windmill Farms Exhibit "G"

0 25 50 100 150 200  
Feet  
1 inch equals 100 feet



# Exhibit "G"

Page 2 of 2



- (A) 1.5" BITUMINOUS CONCRETE SURFACE COURSE, CL 1, TY. 2, MIX. D
- (B) 2.5" BITUMINOUS CONCRETE BINDER COURSE, CL 1, TY. 2
- (C) 4.5" BITUMINOUS CONCRETE BINDER COURSE, CL 1, TY. 2 (2 LIFTS)
- (D) 10" CRUSHED AGGREGATE SUB-BASE, TY. B.
- (E) 12" CRUSHED AGGREGATE SUB-BASE, TY. B.
- (F) COMPACTED SUBGRADE WITH GEO-TEXTILE FABRIC, AMOCO 4551 OR APPROVED EQUAL
- (G) 5" PCC SIDEWALK WITH W/4" CRUSHED AGG. SUB-BASE
- (H) COMB. CONC. CURB AND GUTTER, TYPE B-6.12
- (I) 6" TOP SOIL AND SEEDING

(J) Joint filling with hot-poured rubberized asphalt cement

EXHIBIT H - WINDMILL FARMS ANNEXATION - RESIDENTIAL FEE SCHEDULE			
	<u>Name of Fee</u>	<u>Amount</u>	<u>Time of Payment</u>
1	School District Transition Fee	\$3,000 per unit	Paid to School District Office prior to issuance for building permit
2	Yorkville Bristol Sanitary District Connection Fee	\$1,400 per unit	At time of building permit, paid at City Hall with separate check made out to YBSD
3	Yorkville Bristol Sanitary District Annexation Fee	3806 per acre	Paid for entire development, at time of annexation to sanitary district
4	Yorkville Bristol Sanitary District Infrastructure Fee	3806 per acre	Paid for entire development, at time of annexation to sanitary district
5	Residential Building Permit Fee	\$650 + \$0.20 per square foot	Building Permit
6	Residential Water Connection Fee	\$3,700 per unit	Building Permit
7	Water Meter Cost (not applicable to fee lock)	\$390 per unit for SF	Building Permit
8	Residential City Sewer Connection Fee	\$2,000 per unit	Building Permit
9	Water and Sewer Inspection Fee	\$25 per unit	Building Permit
10	Public Walks and Driveway Inspection Fee	\$35 per unit	Building Permit
11a	Public Works (Development Impact Fee)	\$700 per unit	Building Permit
11b	Police (Development Impact Fee)	\$300 per unit	Building Permit
11c	Municipal Building (Development Impact Fee)	see "time of payment"	Municipal Building Impact Fee is set up as \$5,509 per unit if paid at time of permit, or \$3,288 per unit if paid at time of final plat for all units in the entirety of the annexed development.
11d	Library (Development Impact Fee)	\$500 per unit	Building Permit
11e	Parks and Rec (Development Impact Fee)	\$50 per unit	Building Permit
11f	Engineering (Development Impact Fee)	\$100 per unit	Building Permit
11g	Bristol Kendall Fire District (Development Impact Fee)	\$1,000 per unit	Building Permit
12	Parks Land Cash Fee	Calculated by ordinance, \$101,000 per acre	Building Permit or Final Plat, depending on annexation/development agreement and land/cash donations negotiated
13	School Land Cash Fee	Calculated by ordinance, \$101,000 per acre	Building Permit or Final Plat, depending on annexation/development agreement and land/cash donations negotiated
14	Road Contribution Fund	\$2,000 per unit	Building Permit
15	County Road Fee	\$1,707 per unit, escalating each calendar year at a rate determined by ordinance	Building Permit
16	Weather Warning Siren	\$75 per acre	Final Plat
17	Administration Review Fee	1.75% of Approved Engineer's Estimate of Cost of Land Improvements	Final Plat
18	Engineering Review Fee	1.25% of Approved Engineer's Estimate of Cost of Land Improvements	Final Plat
19	Engineering Coordination Fee	0.35% of Approved Engineer's Estimate of Cost of Land Improvements	Final Plat



# United City of Yorkville

*County Seat of Kendall County*  
 800 Game Farm Road  
 Yorkville, Illinois, 60560  
 Telephone: 630-553-4350  
 Fax: 630-553-7575  
 Website: [www.yorkville.il.us](http://www.yorkville.il.us)

EXHIBIT H - COMMERCIAL PERMIT FEES

## COMMERCIAL PERMIT FEES

### Permit/Plan Review

Building Permit	\$750.00 plus \$0.20 per square foot
Plan Review	Based on building size (See Attached)

### Contributions

Development Fee	\$3000.00* - See Attached Ordinance 2004-55 (Increase in Bristol-Kendall Fire Protection District Fee)
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### Water/Sewer

Sewer Tap	See Attached Ordinance #96-11	
Water Tap	<u>Water Meter Size</u>	<u>Water Connection Fee</u>
	1"	\$ 3,700
	1 1/2"	\$ 4,000
	2"	\$ 5,000
	3"	\$ 8,000
	4"	\$15,000
	6" and larger	TBD

Water Meter	<u>Water Meter Size</u>	<u>Water Meter Price</u>
	1"	\$ 485.00
	1 1/2"	\$ 790.00
	2"	\$2800.00
	3"	\$3550.00
	4"	\$5420.00
	6"	\$8875.00

Engineering Inspections	\$60.00
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River Crossing Fee	\$25.00 per drain unit. See attached Ordinance 97-11
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\*\*Engineering and Landscaping review fees will be billed separately.

\*\*\* Please call the Yorkville Bristol Sanitary District for sanitary permit fees (630) 553-7657

# EXHIBIT H - MULTI-FAMILY PERMIT FEES

## MULTI-FAMILY RESIDENTIAL USE GROUP

A. New Construction Per Unit	\$350.00 plus \$0.15 per s.f.
B. Remodeling Per Unit	\$175.00 plus \$0.10 per s.f.
C. Detached Garage Per Unit without Electrical	\$50.00
D. Detached Garage Per Unit with Electrical	\$100.00
E. Temporary to Start Construction	25% of full permit fee, not to be applied to the full permit fee
F. Temporary Certificate of Occupancy when Requested by the Builder when Circumstances <u>Do Not</u> Warrant	\$50 per unit (non-refundable)

## ALL OTHER USE GROUPS

<input type="checkbox"/> A. New Construction	\$750.00 plus \$0.20 per square foot	<input type="checkbox"/>
B. Additions	\$500.00 plus \$0.20 per square foot	
C. Remodeling	\$350.00 plus \$0.10 per square foot	
D. Temporary to Start Construction	25% of full permit fee, not to be applied to the full permit fee	
E. Temporary Certificate of Occupancy when Requested by the Builder when Circumstances <u>Do Not</u> Warrant	\$200.00 (non-refundable)	

**NOTE:** Building permit fee does not include the plan review fee for the "multiple-family residential use group" and "other use group" categories. The plan review fee will be based on the schedule following the permit fees. Plan review fees to the inspection firm will be paid at the same time as the building permit fee.

PLAN REVIEW FEES (May vary due to outside consultant's fee schedules.)

BUILDING CODE

<i>Building Size</i>	<i>Fee</i>
1 to 60,000 cubic feet	\$355.00
60,001 to 80,000 cubic feet	\$400.00
80,001 to 100,000 cubic feet	\$475.00
100,001 to 150,000 cubic feet	\$550.00
150,001 to 200,000 cubic feet	\$650.00
over 200,000 cubic feet	\$650.00 + \$6.50 per 10,000 cubic feet over 200,000

REMODELING PLAN REVIEW      1/2 of Plan Review Fee Listed Above

ELECTRICAL, MECHANICAL, OR PLUMBING PLAN REVIEW ONLY  
1/4 of Plan Review Fee Listed Above

FIRE DETECTION/ALARM SYSTEMS

\$115.00 per 10,000 square feet of floor area

FIRE SPRINKLER SYSTEMS

<i>Number of Sprinklers</i>	<i>Pipe Schedule</i>	<i>Hydraulic Calculated</i>
Up to 200	\$250.00	\$500.00
201-300	\$300.00	\$575.00
301-500	\$400.00	\$775.00
Over 500	\$450.00	\$850.00
PLUS, for each Sprinkler over 500:	\$0.60/each	\$0.95/each

ALTERNATE FIRE SUPPRESSION SYSTEMS

Standpipe	\$175.00 per Standpipe Riser (No charge with Sprinkler Review)
Specialized Extinguisher Agent (Dry or Other Chemical Agent)	\$125.00 per 50 pounds agent
Hood & Duct Cooking Extinguisher Agent	\$150.00 flat rate per system.

**NOTE:** If any plan has to be sent to an outside consultant other than the inspection firm, the outside consultant's fee(s) will be charged and that fee paid directly to the outside consultant.



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

**NOTICE IS HEREBY GIVEN** a public hearing shall be held on an amendment to that certain Annexation Agreement (Windmill Farms) dated May 27, 2008, by and among Jake Land Group, LLC ("*Original Owner*"), and the United City of Yorkville, Kendall County, Illinois, on **March 26, 2019** at 7:00 p.m. at City Hall at the United City of Yorkville, 800 Game Farm Road, Yorkville, Illinois for the purpose of amending the Windmill Farms Annexation Agreement related to the zoning of certain parcels into the B-3 General Business District and the A-1 Agricultural District. The purpose of the amendment is to allow for the future rezoning to establish and operate a nursery and garden center with retail store on the proposed B-3 zoned parcels and an accessory building for the storage of equipment and landscape materials in the proposed A-1 zoned parcel.

The legal description is as follows:

**PARCEL 3**

That part of the Northeast quarter of Section 3, Township 36 North, range 7 East of the third principal meridian described as follows: Beginning at the Southwest corner of said Northeast quarter; thence North 01 degrees 34 minutes 52 seconds West along the West line of said Northeast quarter 245.12 feet; thence South 84 degrees 27 minutes 30 seconds East 198.51 feet; thence North 00 degrees 42 minutes 30 seconds West 423.02 feet to the center line of Illinois State Route No. 71; thence North 60 degrees 02 minutes 30 seconds East along said center line 472.59 feet to a line drawn North 00 degrees 10 minutes 48 seconds East parallel with the West line of said Northeast  $\frac{1}{4}$ , from a point on the South line of said Northeast  $\frac{1}{4}$  which is 598.62 feet Easterly of the Southwest corner of said Northeast  $\frac{1}{4}$ ; thence South 00 degrees 10 minutes 48 seconds West along said parallel line 880.56 feet to said South line; thence South 89 degrees 34 minutes 48 seconds West along said South line 598.62 feet to the point of beginning, being a portion of a larger parcel of land described as parcel 3 in Quit Claim Deed recorded on April 24, 2017 as Document 2001700006075, in Kendall County, Illinois.

**PARCEL 8**

That part of the Southwest quarter of Section 3, Township 36 North, Range 7 East of the third principal meridian, described as follows: Commencing at the Southwest corner of said Southwest quarter; thence North 00 degrees 08 minutes 14 seconds West along the West line of said Southwest quarter, 1,995.75 feet to the center line of Illinois State Route No. 71; thence North 71 degrees 23 minutes 59 seconds East along said center line 30.45 feet to the point of intersection of said center line with center line of Illinois State Route No. 126 for the point of beginning; thence North 71 degrees 23 minutes 59 seconds East along said Route 71 center line 230.67 feet to a point of curvature; thence Northeasterly along a curve to the left having a radius of 11,459.20 feet which is tangent to the last described course at the last described point at the last description point, 1,141.60 feet to the intersection with the center line extended Northwesterly of Wing Road; thence South 21 degrees 30 minutes 13 seconds East along said Wing Road center line 761.0 feet; thence South 58 degrees 16 minutes 47 seconds West 265.38 feet to said Route 126 center line; thence Northwesterly along said Route 126 center line being along a curve to the left and having a radius of 2292.01 feet which is tangent to a line drawn North 72 degrees 57 minutes 06 seconds West from the last described point 147.83 feet; thence North 76 degrees 38 minutes 49 seconds West along said Route 126 center line 850.98 feet thence Northwesterly along said Route 126 center line being along a curve to the right and having a radius of 2,148.79 feet which is tangent to the last described course at the last described point, 383.53 feet to the point of beginning, excepting therefrom that part described as follows: that part of the Southwest quarter of Section 3, Township 36 North, Range 7 East of the third principal meridian described as follows:

Commencing at the Southwest corner of said Southwest quarter; thence North 00 degrees 08 minutes 14 seconds West along the West line of said Southwest quarter 1,995.75 feet to the center line of Illinois State Route 71; thence North 71 degrees 23 minutes 59 seconds East along said Route 71 center line 261.12 feet to a point of curvature; thence Northeasterly along a curve to the left having a radius of 11,459.20 feet which is tangent to the last described course 1,141.60 feet to the intersection with the center line extended Northwesterly of Wing Road for the point of beginning; thence South 21 degrees 30 minutes 13 seconds East along said Wing Road center line 258.05 feet; thence South 68 degrees 29 minutes 47 seconds West 200.0 feet; thence North 21 degrees 30 minutes 13 seconds West parallel with said Wing Road center line 250.0 feet to said Route 71 center line; thence Northeasterly along said Route 71 center line 200.16 feet to the point of beginning, in the United City of Yorkville, Kendall County, Illinois.

And also excepting, that part of the Southwest quarter of Section 3 in Township 36 North, Range 7 East of the third principal meridian, Kendall County, Illinois, described as follows with bearings referenced to the Illinois State Plane Coordinate System East Zone (NAD83); commencing at the Southwest corner of the Southwest quarter of said Section 3; thence North 01 degree 35 minutes 30 seconds West, 1995.04 feet along the West line of said Southwest quarter to the centerline of a public highway designated IL 71; thence North 69 degrees 55 minutes 19 seconds East, 31.52 feet along said centerline to the point of beginning, from the point of beginning; thence North 69 degrees 55 minutes 19 seconds East, 230.66 feet along said centerline; thence Northeasterly, 940.58 feet along an 11,479.02 foot radius curve to the left having a chord bearing North 67 degrees 34 minutes 29 seconds East, 940.31 feet; thence South 22 degrees 56 minutes 31 seconds East, 60.03 feet; thence Southwesterly, 418.10 feet on an 11,539.02 foot radius curve to the right having a chord bearing South 66 degrees 16 minutes 29 seconds West, 418.08 feet; thence South 59 degrees 24 minutes 09 seconds West, 71.10 feet; thence South 25 degrees 14 minutes 24 seconds West, 60.52 feet; thence Southeasterly, 570.87 feet on an 875.00 foot radius curve to the left having a chord bearing South 55 degrees 22 minutes 46 seconds East, 560.80 feet; thence South 74 degrees 04 minutes 13 seconds East, 274.41 feet; thence South 64 degrees 05 minutes 29 seconds East, 35.85 feet; thence South 56 degrees 49 minutes 00 seconds West 64.56 feet to the center line of a public highway designated IL 126; thence Northwesterly, 162.08 feet on said centerline being a 2,291.64 foot radius curve to the left having a chord bearing North 76 degrees 16 minutes 12 seconds West, 162.05 feet thence North 78 degrees 17 minutes 46 seconds West, 357.37 feet on said centerline; thence North 53 degrees 52 minutes 46 seconds West, 96.76 feet to the existing Northerly right of way line of IL 126, thence Northwesterly, 297.03 feet on a 990.00 foot radius curve to the right having a chord bearing North 45 degrees 17 minutes 03 seconds West, 295.92 feet; thence North 36 degrees 39 minutes 21 seconds West, 23.77 feet; thence North 77 degrees 19 minutes 38 seconds West, 84.74 feet; thence South 69 degrees 03 minutes 36 seconds West, 100.61 feet; thence South 69 degrees 55 minutes 52 seconds West, 149.98 feet to the Southerly right of way line of said IL 71; thence South 65 degrees 32 minutes 40 seconds West, 113.94 feet to the centerline of said IL 126; thence Northwesterly, 119.55 feet on said centerline being a 2170.59 foot radius curve to the right having a chord bearing North 69 degrees 20 minutes 17 seconds West, 119.54 feet to the point of beginning.

**Parcel 8A (included in parcel 8 but separated out for title vesting purposes only):**

That part of the Southwest quarter of Section 3 in Township 36 North, Range 7 East of the third principal meridian, Kendall County, Illinois, described as follows with bearings referenced to the Illinois State Plane Coordinate System East Zone (NAD83): Commencing at the Southwest corner of the Southwest quarter of said section 3; thence North 01 degree 35 minutes 30 seconds West, 1995.04 feet along the West line of said Southwest quarter to the centerline of a public highway designated IL 71; thence North 69 degrees 55 minutes 19 seconds East, 31.52 feet along said centerline to the centerline of pavement SBI Route 66 (IL 126); thence South 69 degrees 20 minutes 17 seconds East, 119.54 feet along said centerline of pavement to the point of beginning; thence North 65 degrees 32 minutes 40 seconds East, 113.94 feet to the Southeasterly right of way line of FA Route 97 (IL 71); thence Southerly 44.66 feet on said right of way line being a 20.00 foot radius curve to the left whose chord bears South 03 degrees 27 minutes 31 seconds East, 35.94 feet to the Northeasterly existing right of way line of SBI Route 66 (IL 126); thence South 74 degrees 54 minutes 15 seconds East, 177.74 feet on said right of way line; thence South 78 degrees 17 minutes 46 seconds East, 376.03 feet on said right of way line; thence South 53 degrees 52 minutes 46 seconds East, 96.76 feet to the Centerline of SBI Route 66 (IL 126); thence North 78 degrees 17 minutes 46 seconds West, 464.15 feet

along said centerline; thence Northwesterly 279.59 feet along the center pavement of SBI Route 66 (IL 126), being a 2,170.59 foot radius curve to the right whose chord bears North 74 degrees 36 minutes 21 seconds West, 279.40 feet to the point of beginning situated in Kendall County, Illinois.

The public hearing may be continued from time to time 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 60560, and will be accepted up to the date of the public hearing.

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

BETH WARREN  
City Clerk

BY: Lisa Pickering  
Deputy Clerk



# Memorandum

To: City Council  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: March 19, 2019  
Subject: **PZC 2019-03 Hively Landscaping – Windmill Farms Annexation**  
Proposed Nursery & Garden Center Development (Rezoning)

---

## **PROPOSED REQUEST:**

The petitioner, Matthew Hively, is seeking rezoning approval of three (3) parcels within the Windmill Farms Annexation and Planned Unit Development agreement, which approved certain land uses consistent with those found in the R-4 General Multi-Family Residence District and B-3 General Business zoning districts. The requested new zoning would be B-3 General Business District on two (2) parcels and A-1 Agricultural District on one (1) parcel.

The purpose of the rezoning is to establish and operate a nursery and garden center with retail store on the proposed B-3 zoned parcels, and an accessory building for the storage of equipment and landscape materials in the proposed A-1 zoned parcel. The total proposed area to be rezoned consists of approximately 16.21-acres of vacant land near IL Route 71 and IL Route 126.

## **PLANNING & ZONING COMMISSION ACTION:**

The Planning and Zoning Commission reviewed the Petitioner's requests at a public hearing held on March 13, 2019 and made the following action on the motions below:

***In consideration of testimony presented during a Public Hearing on March 13, 2019 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for a map amendment to rezone the properties stated in the staff memorandum dated January 30, 2019 to B-3 General Business District and A-1 Agricultural District.***

### **Action Item:**

Harker – aye; Vinyard – aye; Olson – aye; Marcum – aye; Williams – aye; Horaz – aye  
**6 ayes; 0 nay**

## **Attachments:**

1. Hively Landscaping Geometric Plan dated 01/09/19, prepared by Spaceco, Inc.
2. A-1 Rezoning Application
3. B-3 Rezoning Application
4. Ordinance 2008-40 - Windmill Farms Annexation and PUD Agreement
5. 01-10-19 Plan Council Packet
6. Public Hearing Notice



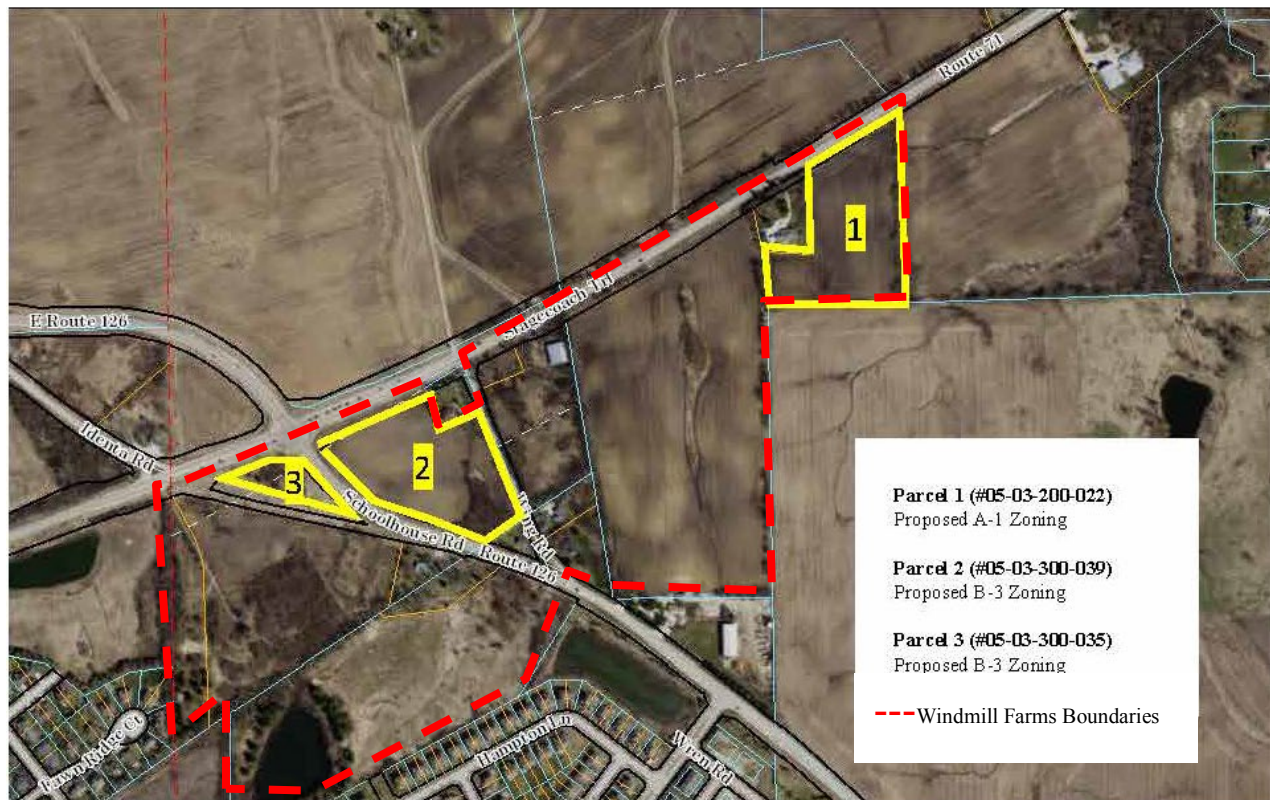
# Memorandum

To: Planning and Zoning Commission  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: January 30, 2019  
Subject: **PZC 2019-03 Hively Landscaping – Windmill Farms Annexation  
Proposed Nursery & Garden Center Development (Rezoning)**

## **PROPOSED REQUEST:**

The petitioner, Matthew Hively, is seeking rezoning approval of three (3) parcels within the Windmill Farms Annexation and Planned Unit Development agreement, which approved certain land uses consistent with those found in the R-4 General Multi-Family Residence District and B-3 General Business zoning districts. The requested new zoning would be B-3 General Business District on two (2) parcels and A-1 Agricultural District on one (1) parcel.

The purpose of the rezoning is to establish and operate a nursery and garden center with retail store on the proposed B-3 zoned parcels, and an accessory building for the storage of equipment and landscape materials in the proposed A-1 zoned parcel. The total proposed area to be rezoned consists of approximately 16.21-acres of vacant land near IL Route 71 and IL Route 126.



## **PROPERTY BACKGROUND:**

The subject property was zoned within the Planned Unit Development (PUD) District with B-3 General Business District and R-4 General Multi-Family Residence District land uses, as part of the Windmill Farm's annexation approved in 2008 per Ordinance 2008-40. Per Exhibit "E" of Ord. 2008-40,

the approximately 91-acre site, of which the subject parcels are included, was to be developed with a mix of residential and commercial land uses. The annexation and concept site plan were the only approvals granted for the Windmill Farm development. The property has remained vacant and unplatted since the original approvals in 2008.

Per the City Attorney, since the concept plan was never subsequently formalized by a Planned Unit Development (PUD) final plat, and with the passage of time, the concept plan for the Windmill Farm development is no longer valid. Separate ordinances clarifying the invalidity of the PUD zoning classification and an annexation agreement amendment removing the provisions of the PUD will be prepared by the City Attorney for City Council approval, in conjunction with this request, to allow for this property, and any future parcels within the Windmill Farms development, to seek rezoning to a more suitable land use designation. Those ordinances will be presented to the EDC in March.

### **SITE ANALYSIS:**

The following are the current immediate surrounding zoning and land uses for the entire area surrounding the approximately 91-acre Windmill Farms PUD:

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	A-1 Agriculture	Unincorporated Kendall County (Farm Land)/IL Rte. 71
<b>South</b>	A-1 Agriculture/R-2 & R-2D Detached & Attached Residential	Unincorporated Kendall County (Landscape Business)/Raintree Village (Residential)
<b>East</b>	A-1 Agriculture	Unincorporated Kendall County (Farm Land)
<b>West</b>	B-3 Business/R-2 Detached Residential	Country Hills (Commercial & Residential)

### ***Zoning***

- The proposed requested uses are defined in the Yorkville Zoning Ordinance as a “nursery/greenhouse” and “agricultural”.
- The nursery/greenhouse use is a permitted use in the B-3 General Business District, which is by definition, a “retail business whose principal activity is the selling of plants and having outdoor storage, growing and/or display of plants.”
- The agricultural use is a permitted use in the A-1 Agricultural District, which is defined as “the employment of land for the primary purpose of raising, harvesting, and selling crops, or....by any other horticultural, floricultural or viticulture use...”

### ***Comprehensive Plan (Future Land Use)***

The subject property’s future land use is classified as “Estate/Conservation Residential (ERC)” which is intended to provide flexibility for residential design in areas that can accommodate low-density detached single-family housing but also include sensitive environmental and scenic features that should be retained and enhanced.

Due to this future land use classification, if the rezoning requests are approved, an amendment to the Comprehensive Plan Future Land Use map will be necessary. The proposed B-3 zoned parcel would correlate with a future land use designation of “Destination Commercial (DC)” and “Agricultural Zone (AZ)” for the A-1 zoned parcel.

### ***Proposed Concept/Site Plan***

As proposed, only Parcel 2 (#05-03-300-039) will be redeveloped for the nursery/greenhouse and retail business. The site plan illustrates a 4,000 square foot retail building with outdoor scale and customer



parking. Parking required for nursery use (B-3) is 3 spaces per 1,000 square feet, requiring a minimum of 12 parking spaces, and the petitioner proposes to utilize a permeable paver surface for the parking lot coverage. Accessory outdoor storage will be maintained in plant material bins, temporary plant houses and pallets. Finally, an onsite detention basin is also proposed within the northeast area of the parcel.

All buildings will be subject to the City's Appearance Code which requires new commercial land uses to utilize masonry products or precast concrete shall be incorporated on at least fifty percent (50%) of the total building, as broken down as follows: The front facade shall itself incorporate masonry products or precast concrete on at least fifty percent (50%) of the facade. Any other facade that abuts a street shall incorporate masonry products. The use of masonry products or precast concrete is encouraged on the remaining facades.

Currently, there are no redevelopment plans for other proposed B-3 zoned property, Parcel 1 (05-03-200-022), and the proposed A-1 zoned property, Parcel #3 (05-03-300-035) will be utilized primarily for stocking and storing plant material.

The following chart illustrates the minimum required yard setbacks for buildings/structures within the **B-3 General Business District**:

	Minimum Requirement	Proposed Setback
Front (IL Rte. 126)	50 feet	+/- 220' (Retail Building)
Rear	20 feet	+/- 20' (Temp. Plant Houses)
Corner Side (North/IL Rte. 71)	30 feet	+/- 50' (Temp. Plant Houses)
Corner Side (Southwest/IL Rte. 126)	30 feet	+/- 45' (Material Bins)

Additionally, parking lots within the B-3 zoning district located adjacent to a major arterial roadway must maintain a minimum of 20 feet setback from the property line which is provided on the proposed site plan.

### ***Utilities***

There are no nearby public utilities (water, sewer) in this area. The petitioner will utilize an existing well and septic field for the on-site needs of the development.

### ***Access/Transportation***

Proposed access to the commercial site (nursery/greenhouse) will be in two (2) locations, one to the north off IL Route 71 and another southwest off IL Route 126. IDOT's approval will be required for all proposed access points and any work within IDOT's right-of-way (i.e. berm along IL 71).

### ***Landscape Ordinance***

It is anticipated that the property will need to be cleared in preparation for the installation of the nursery site. Per Section 8-12-2-H of the Landscape Ordinance, a Tree Preservation Plan is required for all lots five (5) acres or greater in area. No live trees with a four-inch (4") DBH (diameter breast height) may be removed without first submitting an application for tree removal and receiving approval from the City as part of the building permit process.

### **FINDINGS OF FACT FOR REZONING:**

Section 10-4-10-B of the City's Zoning Ordinance establishes criteria for findings of fact related to rezoning (map amendment) requests. When the purpose and affect is to change the zoning of a property and amend the City's Zoning Map, the Planning and Zoning Commission shall consider each of the following facts before rendering a decision on the request:

1. The existing uses and zoning of nearby property.
2. The extent to which the property values are diminished by the particular zoning restrictions.
3. The extent to which the destruction of the property values of plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purpose.
6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
7. The community need for the proposed use.
8. The care to which the community has undertaken to plan its land use development.

**The petitioner has provided written responses to these findings as part of their applications (see attached) and requests inclusion of those responses into the public record at the March 13, 2019 Planning and Zoning Commission meeting.**

**STAFF COMMENTS:**

Staff is generally supportive of the proposed rezoning; even though, if approved, would require an amendment to the Comprehensive Plan Update. Our recommendation is in consideration of the length of time the area has remained undeveloped under the current concept plan and zoning. This is in addition to the existing annexation agreement not correctly approving a special use authorizing a PUD for the Windmill Farm development. A separate request to clarify that oversight through an annexation agreement amendment, clearing the path for the other parcels within Windmill Farms to redevelop, is concurrently being pursued by staff.

**PROPOSED MOTION:**

*In consideration of testimony presented during a Public Hearing on March 13, 2019 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for a map amendment to rezone the properties stated in the staff memorandum dated January 30, 2019 to B-3 General Business District and A-1 Agricultural District and further subject to {insert any additional conditions of the Planning and Zoning Commission}...*

**ATTACHMENTS:**

1. Hively Landscaping Geometric Plan dated 01/09/19, prepared by Spaceco, Inc.
2. A-1 Rezoning Application
3. B-3 Rezoning Application
4. Ordinance 2008-40 - Windmill Farms Annexation and PUD Agreement
5. 01-10-19 Plan Council Packet
6. Public Hearing Notice

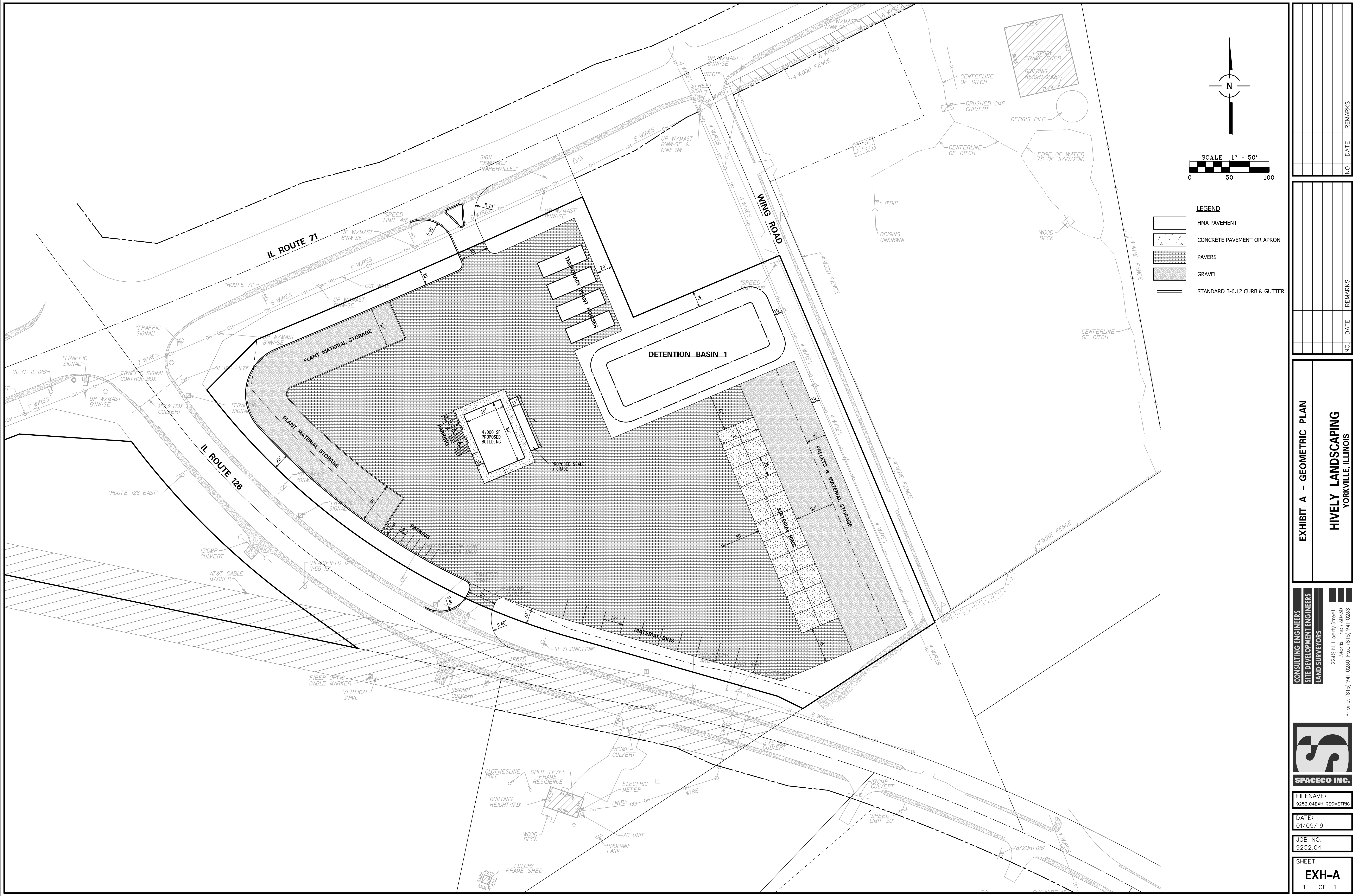


EXHIBIT A - GEOMETRIC PLAN

HIVELY LANDSCAPING

YORKVILLE, ILLINOIS

CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

22 1/2 N. Liberty Street,  
Morris, Illinois 60450  
Phone: (815) 941-0260 Fax: (815) 941-0263



FILENAME:  
9252.04EXH-GEOMETRIC

DATE:  
01/09/19

JOB NO.  
9252.04

SHEET  
EXH-A

1 OF 1





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 REZONING

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
REZONING	<input checked="" type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>  8.35 - 5 = 3.35 x \$10 = 33.5 + \$200 = \$ 233.5 # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$ 233.5
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$1,000.00 \$2,500.00 \$5,000.00 \$10,000.00 \$20,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres <input checked="" type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres	\$1,000.00 \$2,500.00 \$5,000.00	Total: \$ 2500.00
TOTAL AMOUNT DUE:			2,733.50



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# APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:	
<b>PETITIONER INFORMATION</b>			
NAME: Matthew C. Hively		COMPANY:	
MAILING ADDRESS: 1451 Johnson Rd			
CITY, STATE, ZIP: Oswego, IL 60543		TELEPHONE: 630-675-4511	
EMAIL: <a href="mailto:info@hivelylandscaping.com">info@hivelylandscaping.com</a>		FAX:	
<b>PROPERTY INFORMATION</b>			
NAME OF HOLDER OF LEGAL TITLE: First Midwest Bank through its holding company Synergy Property Holdings, LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: No street address assigned			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: On Route 71 near the corner of Illinois Route 71 and Illinois Route 126			
CURRENT ZONING CLASSIFICATION: PUD w/underlying R-4 & B-3 zoning		REQUESTED ZONING CLASSIFICATION: A-1	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Estate/Conservation Residential		TOTAL ACREAGE: 8.35	
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>			
NORTH: IL Rte 71 A-1 Zoning Unincorporated Kendall County			
EAST: A-1 Special Use (Unincorporated Kendall County) A-1 Unincorporated Kendall County) PUD - City of Yorkville (Windmill Farm)			
SOUTH: R-2 and R-2D (City of Yorkville) Raintree Village Subdivision A-1 (Unincorporated Kendall County) PUD (City of Yorkville) (Hillside Farm)			
WEST: PUD (City of Yorkville) Windmill Farms B-2 (City of Yorkville)			
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>			
05-03-200-022	formerly 05-03-300-015		



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# APPLICATION FOR REZONING

## ATTORNEY INFORMATION

NAME: Theresa Dollinger

COMPANY: Castle Law, LLC

MAILING ADDRESS: 822 129th Infantry Drive Suite104

CITY, STATE, ZIP: Joliet, Illinois 60435

TELEPHONE: 815-744-6550

EMAIL: [tdollinger@castlelaw.com](mailto:tdollinger@castlelaw.com)

FAX:

## ENGINEER INFORMATION

NAME:

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME:

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

## 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".





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# APPLICATION FOR REZONING

## REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

Current zoning is PUD with underlying R-4 and B-3 zoning districts as part of the Windmill Farms Development. Property is currently be used as farmland.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

The trend of development has been stalled since the approval of the PUD in 2008. All surrounding land is still being utilized for agriculture and a church has occupied the nearby existing building within the Windmill Farms PUD.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

The value of the property is diminished due to the lack of any activity and development.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

The property will be used for growing plants and native materials to support the garden center that Petitioner will build and operate at the corner of Routes 126 and 71. Petitioner may construct an accessory building for storage of equipment and materials. The proposed zoning of A-1 and proposed use is consistent with the current use of the property as farmland. The agricultural uses that support the nursery and garden center will contribute to the welfare of the public by offering the citizens of Yorkville and the surrounding communities a vibrant and informational setting to purchase all their landscape and garden needs. We plan to be an active member of the Yorkville Community. Our primary operation will be seasonal.

The corner lot having PIN 05-03-300-001 may be used as a potential showroom to support the garden center.





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# APPLICATION FOR REZONING

## REZONING STANDARDS

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

The property has remained vacant since at least 2008 when the Planned Unit Development was approved.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The proposed zoning is consistent with the property's current use. The proposed use is necessary to support the nearby landscaping business and supply store, which will be a direct benefit to the community by providing business development of a long-standing vacant property at the intersection of two major highways.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

The City has recently updated its Comprehensive Plan 2016 which designates the future land use for this property (at least in 10-year horizon) as Estate/Conservation Residential (ECR).

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

The proposed use will not impact the current traffic conditions as the property will continue to be used for agricultural purposes.



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# APPLICATION FOR REZONING

## REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

The property will be used to grow plants and native materials. As the property is currently being farmed, the proposed zoning is consistent with the current use and will not impose a hardship on any surrounding property owners. The plants grown on the property will be used to support the nearby garden center and landscape supply store. The close proximity of the agricultural land to the garden center will allow for a low impact and sustainable business operation.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

The location is at the intersection of two State highways ( IL Rt 126 and IL Rt 71) which are suitable for business development.

## 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.

Matthew Swibley 12/6/18  
PETITIONER SIGNATURE as a the subject DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

Synergy Property Holdings, LLC  
Amanda Parobek 12-6-18  
OWNER SIGNATURE Amanda Parobek JALP DATE

At Petitioner's sole cost.

**THIS APPLICATION MUST BE  
NOTARIZED PLEASE NOTARIZE HERE:**



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Website: www.yorkville.il.us

## PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER: Matthew Hively	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> REZONING		
<input type="checkbox"/> PRELIMINARY PLAN		
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 <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b> . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 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.		
<b>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</b>		
NAME: Matthew Hively		COMPANY:
MAILING ADDRESS: 1451 Johnson Road		
CITY, STATE, ZIP: Oswego, Illinois 60543		TELEPHONE: 630-675-4511
EMAIL: info@hivelylandscaping, Inc.		FAX: 815-436-2775
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.		
Matthew Hively		
PRINT NAME		TITLE
SIGNATURE		DATE
12/0/18		
<b>ACCOUNT CLOSURE AUTHORIZATION</b>		
DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS
SIGNATURE: _____	<input type="checkbox"/> OTHER	
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING
	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> FINANCE
	<input type="checkbox"/> ADMIN.	

### **PARCEL 3**

That part of the Northeast quarter of Section 3, Township 36 North, range 7 East of the third principal meridian described as follows: Beginning at the Southwest corner of said Northeast quarter; thence North 01 degrees 34 minutes 52 seconds West along the West line of said Northeast quarter 245.12 feet; thence South 84 degrees 27 minutes 30 seconds East 198.51 feet; thence North 00 degrees 42 minutes 30 seconds West 423.02 feet to the center line of Illinois State Route No. 71; thence North 60 degrees 02 minutes 30 seconds East along said center line 472.59 feet to a line drawn North 00 degrees 10 minutes 48 seconds East parallel with the West line of said Northeast  $\frac{1}{4}$ , from a point on the South line of said Northeast  $\frac{1}{4}$  which is 598.62 feet Easterly of the Southwest corner of said Northeast  $\frac{1}{4}$ ; thence South 00 degrees 10 minutes 48 seconds West along said parallel line 880.56 feet to said South line; thence South 89 degrees 34 minutes 48 seconds West along said South line 598.62 feet to the point of beginning, being a portion of a larger parcel of land described as parcel 3 in Quit Claim Deed recorded on April 24, 2017 as Document 2001700006075, in Kendall County, Illinois.

# ADJOINING PROPERTY OWNERS

PIN: 05-03-200-022 (old PIN 05-03-300-015)

Property Owner & Address	PIN for 2018
Gospel Assembly Church Oswego 7090 Rte. 34 Oswego, IL 60543	05-03-200-020
Steven J. Wallis Margaret Weiland 8614 Rt. 71 Yorkville, IL 60560	05-03-400-002 (previously 05-03-200-010)
Restore Church Inc. dba Oswego Family Church, Inc. 1104 Redwood Rd. Yorkville, IL 60560	05-03-300-029 (previously 05-03-200-010)
Steven J. Wallis Margaret Weiland 8614 Rt. 71 Yorkville, IL 60560	05-03-200-023
Charles Mackinnon Roberta Richmond Living Trust c/o CAPS 801 Warrenville Rd., Ste. 150 Lisle, IL 60532	05-03-100-004
Charles Mackinnon Roberta Richmond Living Trust c/o CAPS 801 Warrenville Rd., Ste. 150 Lisle, IL 60532	05-03-200-001



PLAT OF SURVEY

P.L.N.  
05-03-200-022-0000

LEGEND	
	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND CABLE TV LINE
	OVERHEAD WIRE ON UTILITY POLES
	FIBER OPTIC LINE
	RAILROAD
	FENCE
	QUADRAL
	EDGE OF WATER
	WETLAND LIMITS
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	FLARED END SECTION
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE UPRIGHT
	ELECTRIC UPRIGHT
	CABLE TV UPRIGHT
	FIRE HYDRANT
	VALVE AND VAULT
	WATER VALVE
	B BOX
	AUXILIARY VALVE
	WELL
	GAS VALVE
	HAND HOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	SPRINKLER HEAD
	BOLLARD
	WALLPOST
	SIGN
	UNIDENTIFIED MANHOLE
	CONTOUR
	SPOT ELEVATION
	RIGHT-OF-WAY MONUMENT
	DSC
	IRON / STEEL ROD
	IRON PIPE
	CUT CROSS
	PK / W / NAIL
	RAILROAD SPIKE
	SOIL BORING
	TREE WITH SIZE
	FIR TREE WITH SIZE
	BUSH
	ASPHALT
	CONCRETE
	GRAVEL

IP = IRON PIPE  
IR = IRON ROD  
FNC = FENCE  
RWALL = RETAINING WALL  
UP = UTILITY POLE  
X = CORNER

PROPERTY DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 245.12 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 30 SECONDS EAST 198.51 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 30 SECONDS WEST 423.02 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 472.59 FEET TO A LINE DRAWN NORTH 00 DEGREES 10 MINUTES 48 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 WHICH IS 598.62 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID PARALLEL LINE 880.56 FEET TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE 598.62 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF A LARGER PARCEL OF LAND DESCRIBED AS PARCEL 3 IN QUIT CLAIM DEED RECORDED ON APRIL 24, 2017 AS DOCUMENT 200170006075, IN KENDALL COUNTY, ILLINOIS.

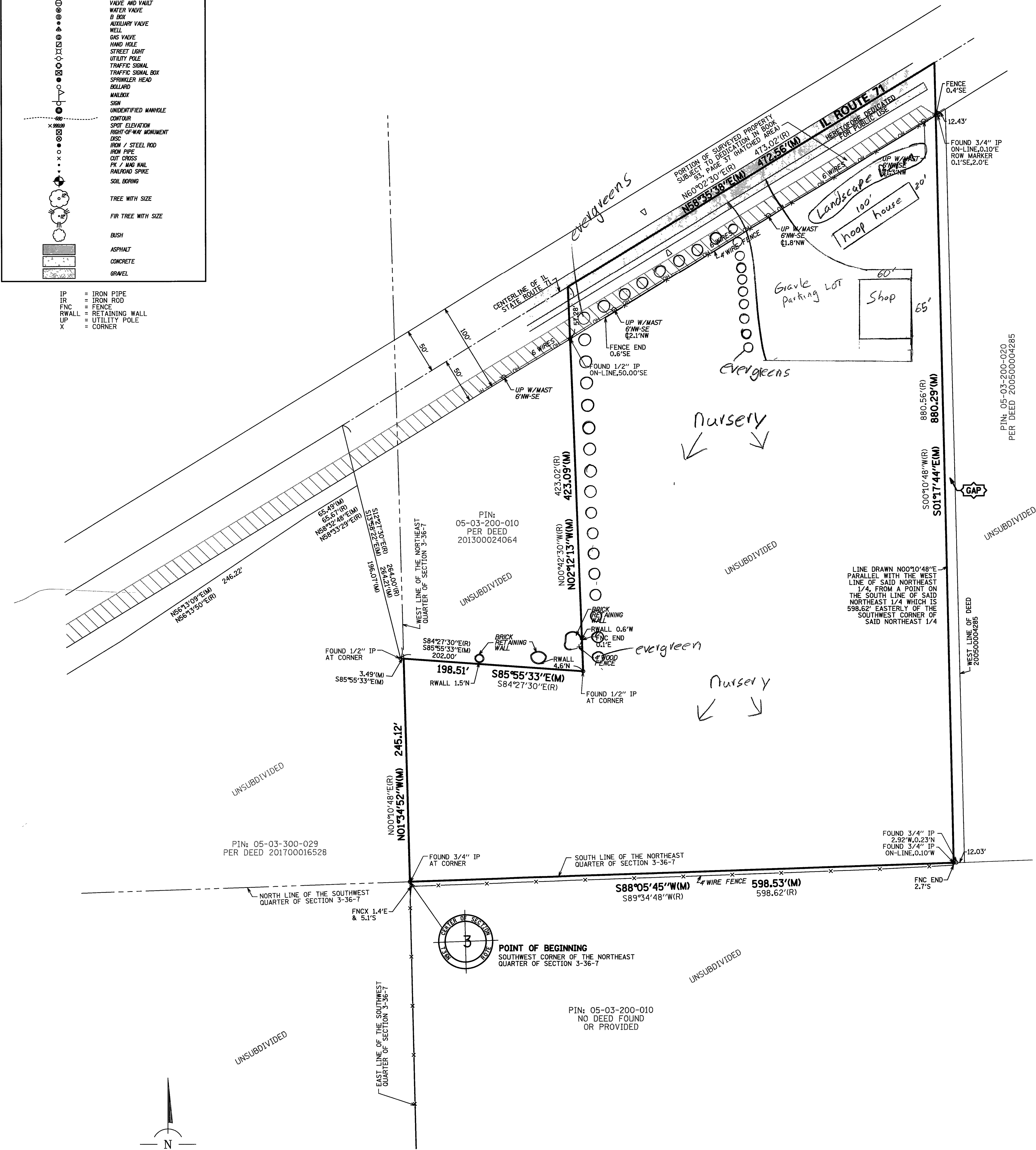
NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.

LAST DATE OF FIELD WORK: AUGUST 19, 2017

PROPERTY SURVEYED CONTAINS:

GROSS 355,616 SQ. FT. OR 8.164 ACRES MORE OR LESS.  
IN ROADWAY 23,602 SQ. FT. OR 0.542 ACRES MORE OR LESS.  
NET 332,014 SQ. FT. OR 7.622 ACRES MORE OR LESS.



STATE OF ILLINOIS ) SS  
COUNTY OF GRUNDY )

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ IN MORRIS, ILLINOIS.

KEVIN W. DONOVAN, I.P.L.S., No. 035-3781  
LICENSE EXPIRES: 11-30-2018  
kdonovan@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



PREPARED FOR:  
FIRST MIDWEST BANK  
7800 WEST 95<sup>TH</sup> STREET  
HICKORY HILLS, IL 60457

FOR REVIEW  
PURPOSES ONLY

REVISIONS:



CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

DATE: 10/30/2017

JOB NO: 9252.SB3

FILENAME:

9252.03SUR-01

SHEET

1 OF 1

224 1/2 N. Liberty Street  
Morris, Illinois 60450  
Phone: (815) 941-0260 Fax: (815) 941-0263



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# APPLICATION FOR REZONING

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
REZONING	<input checked="" type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>  _____ 7.86 - 5 = _____ 2.86 x \$10 = _____ 28.6 + \$200 = \$ _____ 228.6 # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$ 228.6
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input checked="" type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$1,000.00 \$2,500.00 \$5,000.00 \$10,000.00 \$20,000.00	Total: \$ 2500.00
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:  <input type="checkbox"/> Less than 2 acres <input checked="" type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$ 2500.00
TOTAL AMOUNT DUE:			5,228.6



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# APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:	
<b>PETITIONER INFORMATION</b>			
NAME: Matthew C. Hively		COMPANY:	
MAILING ADDRESS: 1451 Johnson Rd			
CITY, STATE, ZIP: Oswego, IL 60543		TELEPHONE: 630-675-4511	
EMAIL: <a href="mailto:info@hivelylandscaping.com">info@hivelylandscaping.com</a>		FAX:	
<b>PROPERTY INFORMATION</b>			
NAME OF HOLDER OF LEGAL TITLE: First Midwest Bank through its holding company Synergy Property Holdings, LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: No street address assigned			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Corner of Illinois Route 71 and Illinois Route 126			
CURRENT ZONING CLASSIFICATION: PUD w/underlying R-4 & B-3 zoning		REQUESTED ZONING CLASSIFICATION: B-3	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Estate/Conservation Residential		TOTAL ACREAGE: 7.86	
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>			
NORTH: IL Rte 71 A-1 Zoning Unincorporated Kendall County			
EAST: A-1 Special Use (Unincorporated Kendall County) A-1 Unincorporated Kendall County) PUD - City of Yorkville (Windmill)			
SOUTH: R-2 and R-2D (City of Yorkville) Raintree Village Subdivision A-1 (Unincorporated Kendall County) PUD (City of Yorkville)			
WEST: PUD (City of Yorkville) Windmill Farms B-2 (City of Yorkville)			
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>			
05-03-300-021	05-03-300-001	05-03-300-027	



United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# APPLICATION FOR REZONING

## ATTORNEY INFORMATION

NAME: Theresa Dollinger

COMPANY: Castle Law, LLC

MAILING ADDRESS: 822 129th Infantry Drive Suite104

CITY, STATE, ZIP: Joliet, Illinois 60435

TELEPHONE: 815-744-6550

EMAIL: [tdollinger@castlelaw.com](mailto:tdollinger@castlelaw.com)

FAX:

## ENGINEER INFORMATION

NAME:

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME:

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

## 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".



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# APPLICATION FOR REZONING

## REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

Current zoning is PUD with underlying R-4 and B-3 zoning districts as part of the Windmill Farms Development. Property is currently be used as farmland.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

The trend of development has been stalled since the approval of the PUD in 2008. All surrounding land is still being utilized for agriculture and a church has occupied the nearby existing building within the Windmill Farms PUD.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

The value of the property is diminished due to the lack of any activity and development.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

We plan to develop a dynamic retail operation including a nursery and garden center offering the citizens of Yorkville and the surrounding communities a vibrant and informational setting to purchase all their landscape and garden needs. We plan to be an active member of the Yorkville Community. Our primary retail operation will be seasonal.

The corner lot having PIN 05-03-300-001 may be used as a potential showroom to support the garden center.



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# APPLICATION FOR REZONING

## REZONING STANDARDS

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

The property has remained vacant since at least 2008 when the Planned Unit Development was approved.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

We plan to develop a viable small business to enhance the community. We will contribute to and increase the City's real estate and sales tax base. Given the nature of our business as a landscape supply store, our entire property will serve as our business showroom and we will maintain the property to the highest standard.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

The City has recently updated its Comprehensive Plan 2016 which designates the future land use for this property (at least in 10-year horizon) as Estate/Conservation Residential (ECR).

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

The traffic impact will be minor and will primarily include traffic from customers to our retail operation. The nursery will maintain a minimal amount of staff, which will be and supplemented by existing staff at the retail location. Our project includes submission of an application to the Illinois Department of Transportation for two (2) points of access including one on Route 126 and one on Route 71. We will comply with d-cell and all turn lane requirements so as not to impede the existing traffic flow. One drive on parcel #7 (Nursery) and one drive for the small #8 parcel (located where existing drive)





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# APPLICATION FOR REZONING

## REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

Our customer friendly Garden Center and Landscape Supply store will be a positive contribution to the community. We will operate seasonally and maintain regular business hours which will not disrupt the surrounding community. As a small business, we invest in the communities we are a part of and plan on playing an active role in the community and supporting local businesses. As a landscape company, we take pride in our business' appearance and understand the concept of low impact since our product is primarily natural. We are conscience of our impact on our neighbors and the community.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

The location is at the intersection of two State highways ( IL Rt 126 and IL Rt 71) which are suitable for business development.

## 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.

PETITIONER SIGNATURE

DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE

DATE

**THIS APPLICATION MUST BE  
NOTARIZED PLEASE NOTARIZE HERE:**



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

## PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER: Matthew Hively	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> REZONING		
<input type="checkbox"/> PRELIMINARY PLAN		
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 <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b> . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 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.		
<b>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</b>		
NAME: Matthew Hively	COMPANY:	
MAILING ADDRESS: 1451 Johnson Road		
CITY, STATE, ZIP: Oswego, Illinois 60543	TELEPHONE: 630-675-4511	
EMAIL: info@hivelylandscaping, Inc.	FAX: 815-436-2775	
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.		
Matthew Hively	Petitioner	
PRINT NAME	TITLE	
SIGNATURE	DATE	
<b>ACCOUNT CLOSURE AUTHORIZATION</b>		
DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS
SIGNATURE: _____	<input type="checkbox"/> OTHER	
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING
	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> FINANCE
	<input type="checkbox"/> ADMIN.	

## **PARCEL 8**

That part of the Southwest quarter of Section 3, Township 36 North, Range 7 East of the third principal meridian, described as follows: Commencing at the Southwest corner of said Southwest quarter; thence North 00 degrees 08 minutes 14 seconds West along the West line of said Southwest quarter, 1,995.75 feet to the center line of Illinois State Route No. 71; thence North 71 degrees 23 minutes 59 seconds East along said center line 30.45 feet to the point of intersection of said center line with center line of Illinois State Route No. 126 for the point of beginning; thence North 71 degrees 23 minutes 59 seconds East along said Route 71 center line 230.67 feet to a point of curvature; thence Northeasterly along a curve to the left having a radius of 11,459.20 feet which is tangent to the last described course at the last described point at the last description point, 1,141.60 feet to the intersection with the center line extended Northwesterly of Wing Road; thence South 21 degrees 30 minutes 13 seconds East along said Wing Road center line 761.0 feet; thence South 58 degrees 16 minutes 47 seconds West 265.38 feet to said Route 126 center line; thence Northwesterly along said Route 126 center line being along a curve to the left and having a radius of 2292.01 feet which is tangent to a line drawn North 72 degrees 57 minutes 06 seconds West from the last described point 147.83 feet; thence North 76 degrees 38 minutes 49 seconds West along said Route 126 center line 850.98 feet thence Northwesterly along said Route 126 center line being along a curve to the right and having a radius of 2,148.79 feet which is tangent to the last described course at the last described point, 383.53 feet to the point of beginning,

Excepting therefrom that part described as follows: that part of the Southwest quarter of Section 3, Township 36 North, Range 7 East of the third principal meridian described as follows:

Commencing at the Southwest corner of said Southwest quarter; thence North 00 degrees 08 minutes 14 seconds West along the West line of said Southwest quarter 1,995.75 feet to the center line of Illinois State Route 71; thence North 71 degrees 23 minutes 59 seconds East along said Route 71 center line 261.12 feet to a point of curvature; thence Northeasterly along a curve to the left having a radius of 11,459.20 feet which is tangent to the last described course 1,141.60 feet to the intersection with the center line extended Northwesterly of Wing Road for the point of beginning; thence South 21 degrees 30 minutes 13 seconds East along said Wing Road center line 258.05 feet; thence South 68 degrees 29 minutes 47 seconds West 200.0 feet; thence North 21 degrees 30 minutes 13 seconds West parallel with said Wing Road center line 250.0 feet to said Route 71 center line; thence Northeasterly along said Route 71 center line 200.16 feet to the point of beginning, in the United City of Yorkville, Kendall County, Illinois.

And also excepting, that part of the Southwest quarter of Section 3 in Township 36 North, Range 7 East of the third principal meridian, Kendall County, Illinois, described as follows with bearings referenced to the Illinois State Plane Coordinate System East Zone (NAD83); commencing at the Southwest corner of the Southwest quarter of said Section 3; thence North 01 degree 35 minutes 30 seconds West, 1995.04 feet along the West line of said Southwest quarter to the centerline of a public highway designated Il 71; thence North 69 degrees 55 minutes 19 seconds East, 31.52 feet along said centerline to the point of beginning, from the point of beginning; thence North 69 degrees 55 minutes 19 seconds East, 230.66 feet along said centerline; thence Northeasterly, 940.58 feet along an 11,479.02 foot radius curve to the left having a chord bearing North 67



degrees 34 minutes 29 seconds East, 940.31 feet; thence South 22 degrees 56 minutes 31 seconds East, 60.03 feet; thence Southwesterly, 418.10 feet on an 11,539.02 foot radius curve to the right having a chord bearing South 66 degrees 16 minutes 29 seconds West, 418.08 feet; thence South 59 degrees 24 minutes 09 seconds West, 71.10 feet; thence South 25 degrees 14 minutes 24 seconds West, 60.52 feet; thence Southeasterly, 570.87 feet on an 875.00 foot radius curve to the left having a chord bearing South 55 degrees 22 minutes 46 seconds East, 560.80 feet; thence South 74 degrees 04 minutes 13 seconds East, 274.41 feet; thence South 64 degrees 05 minutes 29 seconds East, 35.85 feet; thence South 56 degrees 49 minutes 00 seconds West 64.56 feet to the center line of a public highway designated IL 126; thence Northwesterly, 162.08 feet on said centerline being a 2,291.64 foot radius curve to the left having a chord bearing North 76 degrees 16 minutes 12 seconds West, 162.05 feet thence North 78 degrees 17 minutes 46 seconds West, 357.37 feet on said centerline; thence North 53 degrees 52 minutes 46 seconds West, 96.76 feet to the existing Northerly right of way line of IL 126, thence Northwesterly, 297.03 feet on a 990.00 foot radius curve to the right having a chord bearing North 45 degrees 17 minutes 03 seconds West, 295.92 feet; thence North 36 degrees 39 minutes 21 seconds West, 23.77 feet; thence North 77 degrees 19 minutes 38 seconds West, 84.74 feet; thence South 69 degrees 03 minutes 36 seconds West, 100.61 feet; thence South 69 degrees 55 minutes 52 seconds West, 149.98 feet to the Southerly right of way line of said IL 71; thence South 65 degrees 32 minutes 40 seconds West, 113.94 feet to the centerline of said IL 126; thence Northwesterly, 119.55 feet on said centerline being a 2170.59 foot radius curve to the right having a chord bearing North 69 degrees 20 minutes 17 seconds West, 119.54 feet to the point of beginning.

Parcel 8A (included in parcel 8 but separated out for title vesting purposes only):

That part of the Southwest quarter of Section 3 in Township 36 North, Range 7 East of the third principal meridian, Kendall County, Illinois, described as follows with bearings referenced to the Illinois State Plane Coordinate System East Zone (NAD83): Commencing at the Southwest corner of the Southwest quarter of said section 3; thence North 01 degree 35 minutes 30 seconds West, 1995.04 feet along the West line of said Southwest quarter to the centerline of a public highway designated IL 71; thence North 69 degrees 55 minutes 19 seconds East, 31.52 feet along said centerline to the centerline of pavement SBI Route 66 (IL 126); thence South 69 degrees 20 minutes 17 seconds East, 119.54 feet along said centerline of pavement to the point of beginning; thence North 65 degrees 32 minutes 40 seconds East, 113.94 feet to the Southeasterly right of way line of FA Route 97 (IL 71); thence Southerly 44.66 feet on said right of way line being a 20.00 foot radius curve to the left whose chord bears South 03 degrees 27 minutes 31 seconds East, 35.94 feet to the Northeasterly existing right of way line of SBI Route 66 (IL 126); thence South 74 degrees 54 minutes 15 seconds East, 177.74 feet on said right of way line; thence South 78 degrees 17 minutes 46 seconds East, 376.03 feet on said right of way line; thence South 53 degrees 52 minutes 46 seconds East, 96.76 feet to the Centerline of SBI Route 66 (IL 126); thence North 78 degrees 17 minutes 46 seconds West, 464.15 feet along said centerline; thence Northwesterly 279.59 feet along the center pavement of SBI Route 66 (IL 126), being a 2,170.59 foot radius curve to the right whose chord bears North 74 degrees 36 minutes 21 seconds West, 279.40 feet to the point of beginning situated in Kendall County, Illinois.

## ADJOINING PROPERTY OWNERS

PIN: 05-03-300-039 (old PIN 05-03-300-021)

Property Owner & Address	2018 PIN
Scott and Beth Limberg 1625 Wing Rd. Yorkville, IL 60560	05-03-300-034
Restore Church, Inc. dba Oswego Family Church, Inc. 1104 Redwood Dr. Yorkville, Il 60560	05-03-300-031
Restore Church, Inc. dba Oswego Family Church, Inc. 1104 Redwood Dr. Yorkville, Il 60560	05-03-300-033
Restore Church, Inc. dba Oswego Family Church, Inc. 1104 Redwood Dr. Yorkville, Il 60560	05-03-300-029
Terrance Darcy 2022 Essington Rd. Joliet, IL 60435	05-03-300-008
Gail Brewer 6670 Wing Rd. Yorkville, IL 60560	05-03-300-009
Big Sky Management, LLC P.O. Box 565 Sugar Grove, IL 60554	05-03-300-007
Raintree Village HOA 5999 New Wilke Rd., Ste 108 Rolling Meadows, IL 60008	05-03-375-012
Synergy Property Holdings, LLC 1 PIERCE PL STE 1500 ITASCA, IL 60143	05-03-300-016
John W. Darcy P.O. Box 347 Plainfield, IL 60544	05-03-300-019

Synergy Property Holdings, LLC 1 Pierce Pl. Ste. 1500 Itasca, IL 60143	05-03-300-006
Synergy Property Holdings, LLC 1 Pierce Pl. Ste. 1500 Itasca, IL 60143	05-03-300-038
Charles Mackinnon Roberta Richmond Living Trust c/o CAPS 801 Warrenville Rd., Ste. 150 Lisle, IL 60532	05-03-100-005
Synergy Property Holdings, LLC 1 Pierce Pl. Ste. 1500 Itasca, IL 60143	05-03-300-035 (Previously 05-03-300-001)



## ADJOINING PROPERTY OWNERS


























































PIN: 05-03-300-035 (old PIN 05-03-300-001)

Property Owner & Address	PIN for 2018
Synergy Property Holdings, LLC 8780 Rt. 126 Yorkville, IL 60560	05-03-300-006
Synergy Property Holdings, LLC 8780 Rt. 126 Yorkville, IL 60560	05-03-300-038
Synergy Property Holdings, LLC 8780 Rt. 126 Yorkville, IL 60560	05-03-300-037
Edward Health Ventures 27555 Diehl Rd., Ent. E Warrenville, IL 60555	05-04-400-016
Lawrence R. Penn 7249 Whitfield Rd. Newark, IL 60541	05-04-400-004
Charles Mackinnon Roberta Richmond Living Trust c/o CAPS 801 Warrenville Rd., Ste. 150 Lisle, IL 60532	05-03-100-005
Country Hills Subdivision, LLC 24W315 Pinoak Ln. Naperville, IL 60540	05-04-431-002
John W. Darcy P.O. Box 347 Plainfield, IL 60544	05-03-300-019
Synergy Property Holdings, LLC 8780 Rt. 126 Yorkville, IL 60560	05-03-300-039

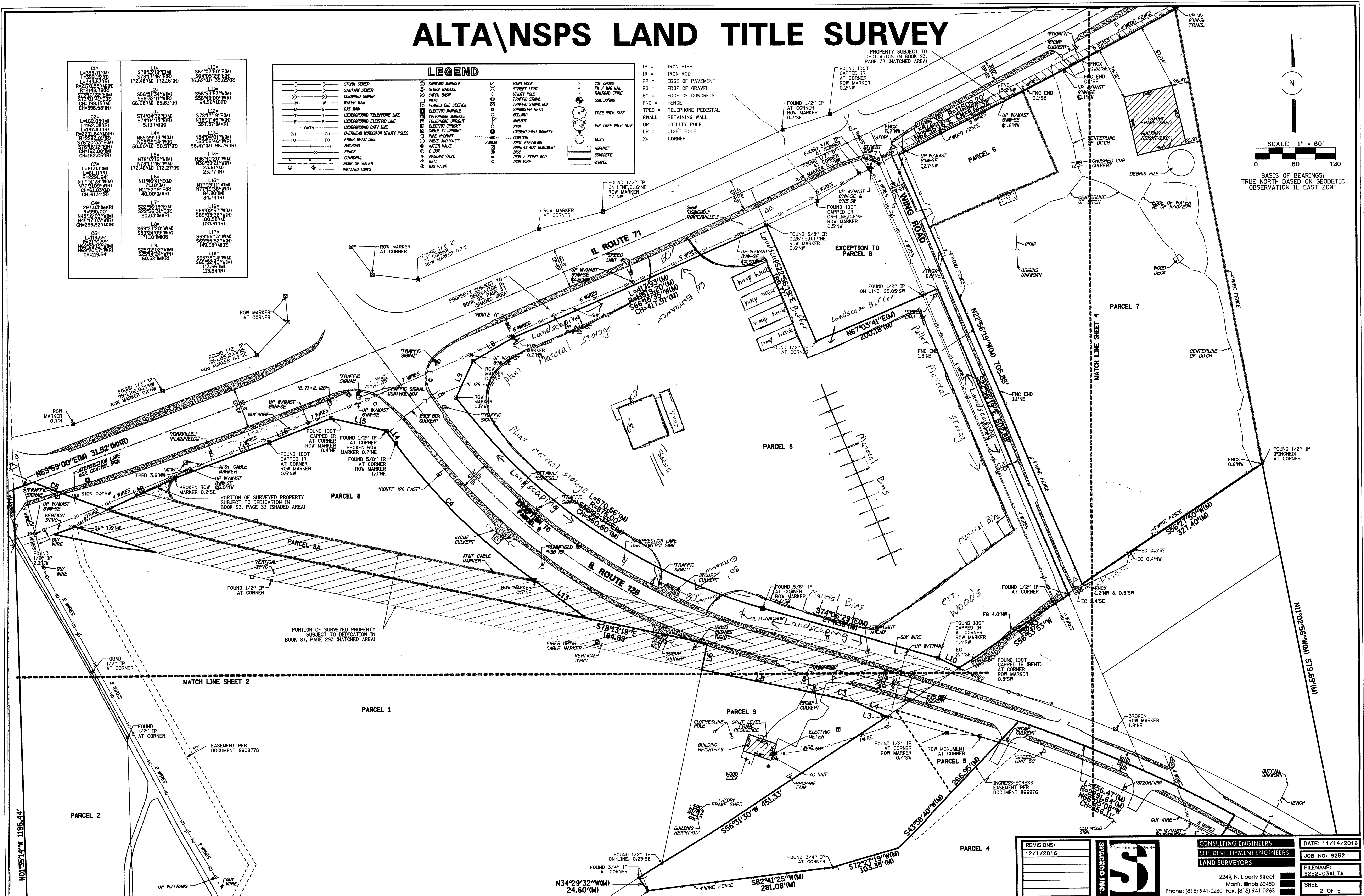
# ALTA\NSPS LAND TITLE SURVEY

C1=	L1=	L10=
L=339.71(W)	S78°31'3"E(M)	S64°02'50"E(M)
L=339.17(W)	S78°31'3"E(M)	S64°02'50"E(M)
R=210.59(W)(R)	172.48°(M) 17.16°(R)	35.62°(M) 35.85°(R)
R=210.59(W)	L2=	L11=
S74°02'2"E(M)	S56°31'34"W(M)	S56°33'3"W(M)
S74°02'2"E(M)	66.08°(M) 56.83°(R)	64.56°(M)(R)
CH-398.58(W)	L3=	L12=
CH-398.58(W)	S74°04'32"E(M)	S78°17'41"E(M)
L=162.03(W)	S74°04'32"E(M)	35.73°(M)
L=162.08(W)	5.13°(M)(R)	
L=162.08(W)	L4=	L13=
R=229.64(M)(R)	N65°29'14"W(M)	N53°24'46"W(M)
R=229.64(M)	N55°29'14"W(M)	N53°24'46"W(M)
S74°02'2"E(M)	50.50°(M) 50.57°(R)	96.47°(M) 96.76°(R)
S74°02'2"E(M)		
CH-162.05(W)	L7=	L14=
CH-162.05(W)	N78°17'46"W(M)	N36°40'02"W(M)
C3=	N78°17'46"W(M)	N36°39'21"W(M)
L=61.11(W)	172.48°(M) 17.27°(R)	23.77°(R)
L=61.11(W)		
S225.94°(R)	L11=	L15=
N77°21'09"W(M)	N11°46'41"W(M)	N77°19'17"W(M)
N77°21'09"W(M)	4.00°(M)	
CH-61.11(W)	N11°46'41"W(M)	84.80°(M)
CH-61.11(W)	40.00°(M)(R)	84.74°(R)
L=297.21°(W)	L7=	L16=
R=890.00(M)	S225.94°(R)	S225.94°(R)
N45°56'03"W(M)	60.03°(M)(R)	100.58°(M)
N45°56'03"W(M)		100.61°(R)
CH-295.92°(M)	S59°22'02"W(M)	L17=
	S59°22'02"W(M)	S59°22'13"W(M)
L=170.55°(R)	71.14°(M)(R)	S59°56'62"(R)
N65°29'14"W(M)	L8=	144°(M)
N65°29'14"W(M)	S65°22'02"W(M)	
CH-119.54°	S65°22'02"W(M)	L18=
	60.52°(M)	S65°39'14"W(M)
		144°(M)
		113.94°(R)

### LEGEND

 STORM SEWER  SANITARY SEWER  COMBINED SEWER  WATER MAIN  GAS MAIN  UNDERGROUND TELEPHONE LINE  UNDERGROUND ELECTRIC LINE  UNDERGROUND CITY LINE  OVERHEAD WIRES ON UTILITY POLES  FIBER OPTIC LINE  RAILROAD  FENCE  GUARDRAIL  EDGE OF WATER  WETLAND LIMITS	 SANITARY MANHOLE  STORM MANHOLE  CATCH BASIN  INLET  FLARED END SECTION  ELECTRIC MANHOLE  TELEPHONE MANHOLE  TELEPHONE UPRIGHT  ELECTRIC UPRIGHT  CABLE TIE UPRIGHT  FIRE HYDRANT  VALVE AND VAULT  WATER VALVE  BOX  AUXILIARY VALVE  WELL  GAS VALVE	 HAND HOLE  STREET LIGHT  UTILITY POLE  TRAFFIC SIGNAL  TRAFFIC SIGNAL BOX  SPRINKLER HEAD  BOLLARD  MAILBOX  UNIDENTIFIED MANHOLE  CONTOUR  SPOT ELEVATION  RIGHT-OF-WAY MONUMENT  DISC  IRON / STEEL ROD  IRON PIPE  CUT CROSS  PK / MAD RAIL  RAILROAD SPIKE  SOIL BORING  TREE WITH SIZE  FIRE TREE WITH SIZE  BUSH  ASPHALT  CONCRETE  GRAVEL
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IP = IRON PIPE  
IR = IRON ROD  
EP = EDGE OF PAVEMENT  
EG = EDGE OF GRAVEL  
EC = EDGE OF CONCRETE  
FNC = FENCE  
TPED = TELEPHONE PEDISTAL  
RWALL = RETAINING WALL  
UP = UTILITY POLE  
LP = LIGHT POLE  
X= CORNER



SCALE 1" = 60'

0 60 120

BASIS OF BEARINGS:  
TRUE NORTH BASED ON GEODETIC  
OBSERVATION IL EAST ZONE

REVISIONS:
12/1/2016



CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

224½ N. Liberty Street  
Morris, Illinois 60450  
Phone: (815) 941-0260 Fax: (815) 941-0263

DATE: 11/14/2016

JOB NO: 9252

FILENAME:  
9252.03ALTA

SHEET  
2 OF 5

STATE OF ILLINOIS       )  
                                  ) ss.  
COUNTY OF KENDALL     )

200800016874  
Filed for Record in  
KENDALL COUNTY, ILLINOIS  
RENETTA S MICKELSON  
07-17-2008 At 09:50 am.  
ORDINANCE       102.00  
RHSP Surcharge       10.00

*Ordinance No. 2008- 40*

**AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION  
AND  
PLANNED UNIT DEVELOPMENT AGREEMENT  
(Windmill Farms)**

**WHEREAS**, it is prudent and in the best interest of the United City of Yorkville, Kendall County, Illinois, to enter into a certain Annexation and Planned Unit Development Agreement pertaining to the annexation of real estate described on Exhibit A attached thereto and made a part hereof; and,

**WHEREAS**, said Annexation and Planned Unit Development Agreement has been reviewed, discussed and 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 as set forth in 65 ILCS 5/11-15.1-1, pertaining to the approval and execution of annexation and planned unit development agreement have been fully satisfied; and,

**WHEREAS**, the property is contiguous to the existing boundaries of the City.

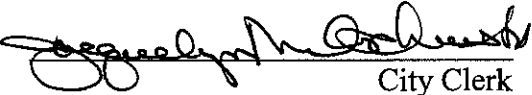
**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the United City of Yorkville that the City Code of the City of Yorkville be amended as follows:

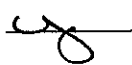


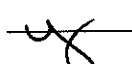
*Section 1.* The Mayor and City Council hereby approve the Annexation and Planned Unit Development Agreement a copy of which is attached to this Ordinance (the “*Annexation and Planned Unit Development Agreement*”), pertaining to the real estate legally described on *Exhibit A* also attached hereto.


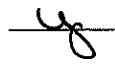
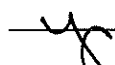
*Section 2.* The Mayor and City Clerk are herewith authorized and directed to execute, on behalf of the City, said Annexation and Planned Unit Development Agreement and the Clerk is further directed to file said Annexation and Planned Unit Development Agreement with the Kendall County Recorder’s Office.

*Section 3.* This Ordinance shall be in full force and effect immediately from and after its passage and approval according to law.

*Passed* by the City Council of the United City of Yorkville, Kendall County, Illinois, this 27 day of May, A.D. 2008.

  
City Clerk

ROBYN SUTCLIFF	
ARDEN JOE PLOCHER	
GARY GOLINSKI	
ROSE SPEARS	

JOSEPH BESCO	
WALLY WERDERICH	
MARTY MUNNS	



**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois,  
this 27 day of may, A.D. 2008.

Valerie Burd  
Mayor

**EXHIBIT A  
LEGAL DESCRIPTION**

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH 00°14'45" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1284.36 FEET; THENCE SOUTH 89°50'00" WEST, 684.42 FEET; THENCE NORTH 09°30'00" WEST, 592.27 FEET; THENCE SOUTH 57°33'55" WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH 21°52'29" WEST, ALONG SAID EASTERLY LINE, 705.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71 FOR THE POINT OF BEGINNING; THENCE SOUTH 21°52'29" EAST, ALONG SAID EASTERLY LINE, 119.0 FEET; THENCE NORTH 68°07'31" EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET; THENCE NORTH 21°52'29" WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 211.39 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 0.6060 ACRE.

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH 00°14'45" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1284.36 FEET; THENCE SOUTH 89°50'00" WEST, 684.42 FEET; THENCE NORTH 09°30'00" WEST, 592.27 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 57°33'55" WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH 21°52'29" WEST, ALONG SAID EASTERLY LINE, 586.85 FEET TO A POINT ON SAID EASTERLY LINE WHICH IS 119.0 FEET (MEASURED ALONG SAID EASTERLY LINE) SOUTHEASTERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTH 68°07'31" EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET; THENCE NORTH 21°52'29" WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 261.03 FEET TO A LINE DRAWN NORTH 09°30'00" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 09°30'00" EAST, ALONG SAID LINE, 695.72 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 5.6041 ACRES.

THAT PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE SOUTH 0 DEGREES, 07 MINUTES, 44 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1284.36 FEET; THENCE NORTH 89 DEGREES, 47 MINUTES, 31 SECONDS WEST, 684.42 FEET; THENCE NORTH 09 DEGREES, 32 MINUTES, 39 SECONDS WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES, 05 MINUTES, 46 SECONDS WEST, 748.40 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE TIC. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES, 50 MINUTES, 30 SECONDS WEST AT THE LAST DESCRIBED POINT. 627.46; THENCE NORTH 60 DEGREES, 02 MINUTES, 30 SECONDS EAST ALONG SAID CENTER LINE, 332.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 12 DEGREES, 27 MINUTES, 30 SECONDS EAST, 264.0 FEET; THENCE SOUTH 84 DEGREES, 27 MINUTES, 30 SECONDS EAST, 202.0 FEET; THENCE NORTH 0 DEGREES, 47 MINUTES, 30 SECONDS WEST, 423.02 FEET TO SAID CENTER LINE; THENCE SOUTH 60 DEGREES, 02 MINUTES, 30 SECONDS WEST ALONG CENTER LINE, 291.76 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE NORTHEAST, NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1284.36 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 40 SECONDS WEST 680.30 FEET; THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST 10.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 09 DEGREES. 33 MINUTES 27 SECONDS WEST 579.63 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID BOYD TRACT 748.57 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES 49 MINUTES 16 SECONDS WEST AT THE LAST DESCRIBED POINT 627.46 FEET; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 332.0 FEET; THENCE SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST 264.0 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 30 SECONDS EAST 202.0 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 30 SECONDS WEST 423.02 FEET TO SAID CENTER LINE; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 412.69 FEET TO A LINE DRAWN NORTH 00 DEGREES 10 MINUTES 46 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, FROM A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER WHICH IS 598.62 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID PARALLEL LINE 880.56 FEET TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE 598.62 FEET TO SAID SOUTHWEST CORNER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE 1275.36 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 33 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 33 SECONDS WEST 681.94 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:



COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 08 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTH 57 DEGREES 59 MINUTES 05 SECONDS EAST ALONG SAID OLD CLAIM LINE 299.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 51 MINUTES 32 SECONDS WEST, 402.10 FEET; THENCE SOUTH 59 DEGREES 55 MINUTES., 25 SECONDS EAST, 256.51 FEET; THENCE NORTH 59 DEGREES 55 MINUTES 25 SECONDS EAST 355.65 FEET; THENCE NORTH 62 DEGREES 43 MINUTES 29 SECONDS EAST, 853.57 FEET; THENCE NORTH 33 DEGREES 24 MINUTES 40 SECONDS EAST, . 542.27 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2292 .01 FEET AND A RADIAL BEARING OF SOUTH 29 DEGREES 23 MINUTES 51 SECONDS WEST AT THE LAST DESCRIBED POINT, 358.41 FEET TO A POINT WHICH IS 151.00 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE AND SAID OLD CLAIM LINE; THENCE SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 265 .70 FEET; THENCE SOUTH 73 DEGREES 54 MINUTES 28 SECONDS WEST, 102.86 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES 54 SECONDS WEST, 280.96 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 24.19 FEET TO SAID OLD CLAIM LINE; THENCE SOUTH 87 DEGREES 59 MINUTES 05 SECONDS WEST ALONG SAID OLD CLAIM LINE 789.92 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

A PERPETUAL EASEMENT FOR THE OPERATION, MAINTENANCE AND USE OF A SEPTIC FIELD FOR THE BENEFIT OF PARCEL ONE HEREINABOVE DESCRIBED, UNDER AND UPON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE CONTIGUOUS TO PARCEL ONE TO WIT:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL ONE HEREINABOVE DESCRIBED ON THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 47.12 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NUMBER 126, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 105.0 FEET; THENCE NORTH 32 DEGREES 08 MINUTES 38 SECONDS WEST, 152.18 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 49 SECONDS EAST, 5.28 PEEP; THENCE SOUTH 70 DEGREES 39 MINUTES 49 SECONDS EAST, 158.65 FEET, TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, ALL IN KENDALL COUNTY ILLINOIS.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTHERLY ALONG SAD WEST LINE, 1118.27 FEET A POINT OF BEGINNING THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE NORTHEASTERLY ALONG SAD CLAIM LINE, 941.92 FEET TO A POINT ON A LINE DRAWN SOUTHWESTERLY, PERPENDICULAR TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FROM A POINT ON SAID CENTER LINE WHICH IS 1049.70 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAD CENTER LINE WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTHEASTERLY TO SAID POINT ON SAID CENTER LINE OF ILLINOIS ROUTE 126 AFORESAID; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE AND TO SAID ROUTE 71 CENTER LINE; THENCE SOUTHWESTERLY ALONG SAID ROUTE 71 CENTER LINE, 30.58 FEET TO SAID WEST LINE; THENCE SOUTHERLY ALONG SAID WEST LINE, 78.83 FEET, TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT HE SOUTHWEST CORN R OF SAID SECTION. 3; THENCE NORTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 1925.21 FEET ON THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS EAST 58.55 FEET TO THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE-OF A.F.A.P. ROUTE 311 (IL ROUTE 71) AND THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 34 MINUTES 00 SECONDS EAST 35.28 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 66 (IL ROUTE 126); THENCE SOUTH 70 DEGREES 08 MINUTES 35 SECONDS EAST 125.66 FEET ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 81 DEGREES 09 MINUTES 04 SECONDS WEST 51.85 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 40 SECONDS WEST 103.47 FEET TO THE POINT OF BEGINNING), IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WEST LINE, 1118.27 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AN) 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE SOUTHWESTERLY ALONG SAID CLAIM LINE, 188.42 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS

ROUTE 71; THENCE NORTHEASTERLY ALONG THE SAID CENTER LINE OF ILLINOIS ROUTE 71, 1411.3 FEET TO THE CENTER LINE EXTENDED NORTHWESTERLY OF THE PUBLIC ROAD RUNNING SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71, COMMONLY KNOWN AS WING ROAD; THENCE SOUTHEASTERLY ALONG THE EXTENDED CENTER LINE AND THE CENTER LINE OF SAID PUBLIC ROAD, BEING ALONG A LINE THAT FORMS AN ANGLE OF 93 DEGREES 25' TO THE RIGHT WITH THE PROLONGATION NORTHEASTERLY OF THE TANGENT TO THE CENTER LINE OF SAID ILLINOIS ROUTE 71 AT THE LAST DESCRIBED POINT, 761 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 79 DEGREES 47' TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 265.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126 TO THE CENTER LINE OF THE EASTERLY FORK OF THE PUBLIC ROAD AFORESAID WHICH RUNS SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID PUBLIC ROAD TO THE POINT OF BEGINNING; TO THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

GRANTEE HEREBY ASSUMES AND AGREES TO PAY THE UNPAID BALANCE ON THE EXISTING MORTGAGE RECORDED IN BOOK PAGE, THE DEBT SECURED THEREBY AND ALSO HEREBY ASSUMES -THE OBLIGATIONS UNDER THE TERM OF THE INSTRUMENTS CREATING THE LOANS DOCUMENT NO. 79—1053.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE - NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, - 1,995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID CENTER LINE 30.45 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FOR THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE 230.67 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT AT THE LAST DESCRIPTION POINT, 1,141.60 FEET TO THE INTERSECTION WITH THE CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD; THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE 761.0 FEET; THENCE SOUTH 58 DEGREES 16 MINUTES 47 SECONDS WEST 265.35 FEET TO SAID ROUTE 126 CENTER LINE; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE BEING ALONG A CURVE TO THE LEFT AND HAVING A RADIUS OF 2,292.01 FEET WHICH IS TANGENT TO A LINE DRAWN NORTH 72 DEGREES 57 MINUTES 06 SECONDS WEST FROM THE LAST DESCRIBED POINT 147.93 FEET; THENCE NORTH 16 DEGREES 38 MINUTES 49 SECONDS WEST ALONG SAID ROUTE 126 CENTERLINE 850.98 FEET; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTERLINE BEING ALONG A CURVE TO THE RIGHT AND HAVING A RADIUS OF 2,148.79 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 383.53 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36- NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE 261.12 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15,459.20 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE 1141.60 FEET TO THE INTERSECTION WITH THE CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD FOR THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE 258.05 FEET; THENCE SOUTH 58 DEGREES 29 MINUTES 47 SECONDS WEST 200.0 FEET; THENCE NORTH 21 DEGREES 30 MINUTES 13 SECONDS WEST PARALLEL WITH SAID WING ROAD CENTER LINE 250.0 FEET TO SAID ROUTE 71 CENTER LINE; THENCE NORTHEASTERLY ALONG SAID ROUTE 71 CENTER LINE 200.16 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, (ILLINOIS, AND ALSO EXCEPTING, THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83):

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, 1,995.04 FEET ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 71; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 31.52 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING FROM THE POINT OF BEGINNING; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 230.66 FEET ALONG SAID CENTERLINE; THENCE NORTHEASTERLY, 940.56 FEET ALONG AN 11,479.02 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 67 DEGREES 34 MINUTES 29 SECONDS EAST, 940.31 FEET; THENCE SOUTH 22 DEGREES 56 MINUTES 31 SECONDS EAST, 60.03 FEET; THENCE SOUTHWESTERLY, 418.10 FEET ON AN 11,539.02 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING SOUTH 66 DEGREES 16 MINUTES 29 SECONDS WEST, 418.08 FEET; THENCE SOUTH 59 DEGREES 24 MINUTES 09 SECONDS WEST, 71.10 FEET; THENCE SOUTH 25 DEGREES 14 MINUTES 24 SECONDS WEST, 60.52 FEET; THENCE SOUTHEASTERLY, 570.87 FEET ON AN 675.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING SOUTH 55 DEGREES 22 MINUTES 46 SECONDS EAST, 560.80 FEET; THENCE SOUTH 74 DEGREES 04 MINUTES 13 SECONDS EAST, 274.41 FEET; THENCE SOUTH 64 DEGREES 05 MINUTES 29 SECONDS EAST, 35.85 FEET; THENCE SOUTH 55 DEGREES 49 MINUTES 00 SECONDS WEST, 64.56 FEET TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 126; THENCE NORTHWESTERLY, 162.08 FEET ON SAID CENTERLINE BEING A 2,291.64 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 76 DEGREES 16 MINUTES 12 SECONDS WEST, 162.05 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 357.37 FEET ON SAID CENTERLINE; THENCE NORTH 53 DEGREES 52 MINUTES 46 SECONDS WEST, 96.76 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF IL 126; THENCE NORTHWESTERLY, 297.03 FEET ON A 990.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 45 DEGREES 17 MINUTES 03 SECONDS WEST, 295.92 FEET; THENCE NORTH 36 DEGREES 39 MINUTES 21 SECONDS WEST, 23.77 FEET; THENCE NORTH 77 DEGREES 19 MINUTES 36 SECONDS WEST, 64.74 FEET; THENCE SOUTH 69 DEGREES 03

MINUTES 36 SECONDS WEST, 100.61 FEET; THENCE SOUTH 69 DEGREES 55 MINUTES 52 SECONDS WEST, 149.98 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID IL 71; THENCE SOUTH 65 DEGREES 32 MINUTES 40 SECONDS WEST, 113.94 FEET TO THE CENTERLINE OF SAID IL 126; THENCE NORTHWESTERLY, 119.55 FEET ON SAID CENTERLINE BEING A 2,170.59 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 69 DEGREES 20 MINUTES 17 SECONDS WEST, 119.54 FEET TO THE POINT OF BEGINNING.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 07°44' WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1236.84 FEET TO A POINT ON SAID EAST LINE WHICH IS 1284.36 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°47'31" WEST, 684.42 FEET; THENCE NORTH 09°32'39" WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD 88 ON PAGE 399, FOR THE POINT OF BEGINNING; THENCE SOUTH 57°58'56" WEST ALONG THE SOUTHERLY LINE OF SAID BOYD TRACT AND SAID SOUTHERLY LINE EXTENDED 352.89 FEET TO THE CENTER LINE OF WING ROAD; THENCE SOUTH 21°28'35" EAST ALONG SAID CENTERLINE 131.00 FEET; THENCE NORTH 57°58'56" EAST PARALLEL WITH SAID SOUTHERLY LINE 323.58 FEET TO A POINT WHICH IS SOUTH 09°32'39" EAST, 139.37 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 09°32'39" WEST, 139.37 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 71; THENCE EASTERLY ALONG SAID CENTER LINE 32.2 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126, 1049.7 FEET FOR THE POINT, OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE, 339.9 FEET TO AN OLD CLAIM LINE; THENCE NORTHEASTERLY ALONG SAID OLD CLAIM LINE WHICH MAKES AN ANGLE OF 44°21' (MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE) 468.6 FEET TO THE CENTER LINE OF SAID ILLINOIS ROUTE 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 328.1 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS. EXCEPT THEREFROM THE BELOW DESCRIBED PARCEL:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83):

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, 1,995.04 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 TO THE 'CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 71; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 31.52 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 126; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 399.15 FEET ALONG A 2,170.59 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 73 DEGREES 01 MINUTE 41 SECONDS EAST, 398.58 FEET THENCE SOUTH 78 DEGREES 17 MINUTES 46 SECONDS EAST, 649.36 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE SOUTH 78 DEGREES 17 MINUTES 46 SECONDS EAST, 172.16 FEET ALONG SAID CENTERLINE; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 162.08 FEET ALONG A 2,291.64 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 76 DEGREES 16 MINUTES 12 SECONDS EAST, 162.05 FEET; THENCE SOUTH 56 DEGREES 32 MINUTES 11 SECONDS WEST, 65.63 FEET; THENCE NORTH 74 DEGREES 04 MINUTES 13 SECONDS WEST, 5.13 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 14 SECONDS WEST, 50.57 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF IL 126; THENCE NORTHWESTERLY, 61.11 FEET ON SAID RIGHT OF WAY LINE BEING ON A 2,251.64 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 77 DEGREES 31 MINUTES 09 SECONDS WEST, 61.11 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 172.27 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 11 DEGREES 52 MINUTES 19 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.297 ACRE MORE OR LESS, OF WHICH 0.290 ACRE, MORE OR LESS, IS LYING WITHIN PUBLIC ROAD RIGHT OF WAY, SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.



WHEREAS, OWNER/DEVELOPER desires to annex into the CITY the PROPERTY described in the attached Exhibit "A-1" and depicted in the Annexation Plat which is attached hereto and incorporated herein as Exhibit "B" The CITY Plan Commission has considered the Petition to Annex and Zone and positively recommended the same and the City Council has heretofore both requested and approved the proposed land use and the zoning of the same at the request of OWNER/DEVELOPER; and

WHEREAS, with certain limitations, the CITY agrees to allow the real property described in the attached Exhibit "A" to be zoned for Planned Unit Development (PUD) allowing uses permitted within the B-3 Service Business District on a maximum of thirty-five (35) acres located on the East Parcel as depicted on the Concept PUD Plan prepared by Schoppe Design Associates, Inc. and dated revision 17, May 8, 2008; and, the CITY agrees to allow uses permitted within the B-3 Service Business District for the real property described in Exhibit "C" on a maximum of twenty-one (21) acres located on the West Parcel; and the CITY agrees to allow uses permitted within the R-4 General Residence District for the real property described in the attached Exhibit "D" on a maximum of two (2) acres of the real property allowing an age-restricted age fifty-five and over single story townhomes; and the area located south of the B-3 and immediately east of the aforementioned age restricted area allowing a multi-story assisted living facility consisting of approximately three and one-half (3 ½) acres with a minimum of ninety-nine (99) assisted living units allowed on the West Parcel as depicted on the Schoppe Design Associates, Inc. Concept PUD Plan (Exhibit "E"), and

WHEREAS, the City's Comprehensive Plan, Design Guidelines identifies Illinois State Route 71 and Illinois State Route 126 as 'Gateway Corridors'; and

WHEREAS, all parties to this Agreement desire to set forth certain terms and conditions upon which the land heretofore described will be annexed to the CITY in an orderly manner; and

WHEREAS, OWNER/DEVELOPER and its representatives have discussed the proposed annexation and have held a Public Hearing with the Plan Commission, and The City Council, prior to the execution hereof, duly published and held a public hearing was held to consider this Agreement in front of the City Council, as required by the statutes of the State of Illinois in such case made; and

WHEREAS, in accordance with the powers granted to the CITY by the provisions of 65 ILCS 5/11-15.1-1 through 5/11-15.1-5 (2006), inclusive, relating to Annexation Agreements, the parties hereto wish to enter into a binding agreement with respect to the annexation and zoning of the subject Property and to provide for various other matters related directly or indirectly to the annexation of the Property in the future, as authorized by, the provisions of said statutes; and

WHEREAS, pursuant to due notice and publication in the manner provided by law, the appropriate zoning authorities of the CITY have taken all further action required by the provisions of 65 ILCS 5/11-15.1.3 (2006) and the ordinances of the CITY relating to the

procedure for the authorization, approval and execution of this Annexation/Planned Unit Development Agreement by the CITY.

NOW THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the parties agree, under the terms and authority provided in 65 ILCS 5/11-15.1-1 through 65 ILCS 5/11-15.1-5 (2006), as follows:

1. ANNEXATION AND ZONING.

- A. The CITY shall adopt an ordinance annexing to the City all of the real property described herein in the attached Exhibit "A-1"; furthermore, the City shall adopt an ordinance zoning the real property designated in the attached Exhibit "A" to PUD subject to all of the terms of this Agreement and as follows:
  - i. The real property described in Exhibit "C" is allowed uses permitted within the B-3 Service Business Zoning District subject to the alterations described by Exhibit "C-1". Said alterations include the removal of several uses as well as the allowance for one (1) bank, one (1) daycare and one (1) gasoline filling station/gas station as depicted on the Concept PUD Plan (Exhibit "E").
  - ii. The real property described in Exhibit "D" is allowed uses permitted within the R-4 General Residence Zoning District.

2. SITE DEVELOPMENT

A. OWNER/DEVELOPER shall develop the subject property including the preservation of open space, protection of the existing evergreen tree line on the west boundary of the West Parcel, and installation of a trail system, stormwater management facilities and roadway access points in general conformity with the Planned Unit Development Concept Plan dated May 8, 2008, prepared by Schoppe Design Associates, Inc. and which is attached hereto and incorporated by reference as Exhibit "E".

B. OWNER/DEVELOPER shall be responsible for providing landscaping, in conformance with CITY standards along all perimeter boundaries of the subject property.

C. OWNER/DEVELOPER shall establish the landscape buffer along Illinois State Route 71 and Illinois State Route 126 outside of the proposed Right-of-Way expansion line of the Illinois Department of Transportation. Said buffer shall be a minimum of 25 feet in width.

D. OWNER/DEVELOPER shall incorporate and apply all 'Site Planning Principles' as defined by the CITY's "Comprehensive Land Use Plan Update Southern Study Area" Design Guidelines a copy of which sections are attached in Exhibit "F" hereto and made



a part hereof.

E. OWNER/DEVELOPER shall relocate the existing overhead utility lines along the Illinois State Route 71 and Illinois State Route 126 frontage of the Subject Real Property prior to issuance of any building permit for the property. Said relocation shall include obtaining any and all necessary permits and approvals for the utility relocation and OWNER/DEVELOPER shall be responsible for all costs associated with said relocation.

F. OWNER/DEVELOPER agrees to provide a cross-access easement allowing all adjacent properties to access to and across the commercial portions of subject PROPERTY as described by Exhibit "C" at the time of Final Plat of Subdivision.

G. OWNER/DEVELOPER agrees to construct and fund the trail depicted on the Concept PUD Plan (Exhibit "E") at time of Final Plat of Subdivision.

H. OWNER/DEVELOPER agrees that in all respects, the subject PROPERTY shall be developed in conformance with the terms and conditions of the Yorkville Zoning Ordinance, Subdivision Control Ordinance, Stormwater, and all other applicable Ordinances.

I. OWNER/DEVELOPER, and successors, heirs, and assigns hereby agree that prior to development taking place on the PROPERTY, a site development plan shall be submitted along with approval of Preliminary Plat of Subdivision and Preliminary Engineering as well as Final Plats of Subdivision and Final Engineering prior to OWNER/DEVELOPER commencing construction on said PROPERTY.

J. The OWNER shall construct off-site right-of-way improvements within the Raintree Village subdivision to provide connection to infrastructure on Hampton Lane. The location of the said infrastructure shall be consistent with the location and typical pavement section depicted on Exhibit "G" of this Agreement.

K. OWNER agrees within 45 days of a written request from the CITY, which includes legal descriptions and exhibits as necessary, the OWNER/DEVELOPER shall grant permanent and temporary construction easements as necessary for the construction of extension of City utilities and appurtenances and/or other utilities to serve the subject property and other properties within the City of Yorkville.

L. Owner agrees within 45 days of a written request from the United City of Yorkville, which includes legal descriptions and exhibits as necessary, the OWNER/DEVELOPER shall convey by Warranty Deed, fee simple title of future highway or road right of way to the State of Illinois, Kendall County or the United City of Yorkville as necessary, regardless of whether or not these right of way needs have been previously identified in this agreement. Such request for conveyance of right of way shall have no impact on any previously entitled land development density.

3. CITY'S AGREEMENTS.

A.

- (i) The CITY agrees that as to any of the non-residential use and zoning classification parcels, OWNER/DEVELOPER has no obligation to pay School Transition Fees or School-Park Land-Cash Fees.
- (ii) The OWNER/DEVELOPER shall pay Land-Cash Fees for schools and parks at the time of Building Permit Application. For each dwelling unit all fees listed on attached Exhibit "H" shall be charged and paid likewise at the time of application for each respective building permit. The amounts listed in Exhibit "H" will remain for a period of 5 years commencing on the date of this Agreement. Following said five (5) year period, the OWNER/DEVELOPER shall be responsible to pay said fees at a rate currently required by the CITY.

B. OWNER/DEVELOPER shall be required by THE UNITED CITY OF YORKVILLE to hook-on to the City Water at the time of improving the subject property, and shall be responsible for the cost of main extensions to the PROPERTY if said mains do not touch the PROPERTY.

C. Upon annexation to the CITY, the OWNER/DEVELOPER will receive police protection, 911 service, , and all services as provided by CITY to its property owners and residents.

D. The CITY will require the OWNER/DEVELOPER to annex to Yorkville Bristol Sanitary District prior to the time of applying for a building permit seeking to hook up to the Sanitary District and the CITY Sanitary Sewer System. The OWNER/DEVELOPER shall be responsible for the cost of utility extensions to the PROPERTY if said utilities do not touch the PROPERTY.

E. CITY will use its best efforts to support issuance of a highway access permit by IDOT to the CITY and OWNER/DEVELOPER permitting access cuts onto Illinois State Routes 126 and 71 at the approximate locations shown on the Preliminary PUD Conceptual Plan as prepared by Shoppe Design Associates, Inc. and dated January 30, 2008.

4. RIGHTS AND OBLIGATIONS OF SUCCESSORS AND ASSIGNS.

It is specifically understood and agreed that OWNER/DEVELOPER and its successors and assigns shall have the right to sell transfer, mortgage and assign all or any part of the

subject property and the improvements thereon to other persons, trusts, partnerships, firms, or corporations, for investment, building, financing, developing and all such purposes, and that said persons, trusts, partnerships, firms, or corporations shall be entitled to the same rights and privileges and shall have the same obligations as OWNER/DEVELOPER under this Agreement and upon such transfer, the obligations pertaining to the property transferred or sold shall be the sole obligations of the transferee, except for any performance bonds or guaranties posted by OWNER/DEVELOPER on any subdivided or unimproved property for which an acceptable substitute performance bond or letter of credit has not been submitted to the CITY.

5. DORMANT SPECIAL SERVICE AREA and PROPERTY OWNER ASSOCIATION

Owner/Developer agrees to incorporate covenants into the final subdivision plat that provide for the formulation of a Property Owners Association to be responsible to maintain all common facilities, including, but not limited to, private common areas, detention ponds, perimeter landscaping features and entrance signage within the Subject Realty.

Owner/Developer agrees to the City enacting at the time of final plat approval, or anytime thereafter, a Dormant Special Service Area (DSSA) to act as a back up in the event that the Property Owners' Association fails to maintain the Common Facilities, including, but not limited to, private common areas, detention ponds, perimeter landscaping features and entrance signage within the Subject Realty. Owner/Developer agrees to execute any and all documentation necessary or proper to create the Dormant Special Service Area and pay any and all fees, including legal expenses, for the preparation and approval of said documentation.

6. TIME OF THE ESSENCE.

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

7. COVENANTS AND AGREEMENTS.

The covenants and agreements contained in this Agreement shall be deemed to be covenants running with the land during the term of this Agreement shall inure to the benefit of and be binding upon the heirs, successors and assigns of the parties hereto, including the CITY, its corporate authorities and their successors in office, and is enforceable by order of the court pursuant to its provisions and the applicable statutes of the State of Illinois.

8. BINDING EFFECT AND TERM.

This Annexation Agreement shall be binding upon and inure to the benefit of the parties hereto, and their successors and owners of record of land which is the subject of this Agreement, assignee, lessees, and upon any successor municipal authorities of said city, so long as development is commenced within a period of twenty years from the date of execution of this Agreement by the CITY.

9. NOTICE.

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

If to the CITY:

City Clerk  
800 Game Farm Road  
Yorkville, IL 60560

With a copy to:

Kathleen Field Orr  
800 Game Farm Road  
Yorkville, IL 60560

To OWNER/DEVELOPER:

Jake Land Group, LLC  
c/o 25615 Plantation Road  
Plainfield, IL 60544

With a copy to:

Tony Perino  
608 Lookery Ln.  
Joliet, IL 60431

And with a copy to:

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

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

10. ENFORCEABILITY.

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

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

11. ENACTMENT OF ORDINANCES.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 27<sup>th</sup> day of May, 2008.

UNITED CITY OF YORKVILLE

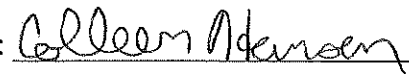
By: Valerie Burd  
Valerie Burd, Mayor

Attest: [Signature]  
City Clerk

JAKE LAND GROUP, LLC

OWNER/DEVELOPER:

By:  MEMBER

Attest:  Gideon Adeney

Prepared by and Return to:

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



## EXHIBIT LIST

Exhibit “A”	Legal Description – Subject Property
Exhibit “A-1”	Unincorporated Portion of Subject Property – Legal Description
Exhibit “A-2”	City of Yorkville Portion of Subject Property – Legal Description
Exhibit “B”	Annexation Plat
Exhibit “C”	B-3 Service Business District – Legal Description
Exhibit “C-1”	B-3 Service Business District Allowable Uses
Exhibit “D”	R-4 General Residence District – Legal Description
Exhibit “E”	Concept PUD Plan - Schoppe Design Associates Plan dated May 8, 2008
Exhibit “F”	Design Guidelines of the Comprehensive Land Use Plan Update Southern Study Area
Exhibit “G”	Offsite Infrastructure Improvements – Raintree Village/Hampton Lane Connection
Exhibit “H”	Fee Schedule

**EXHIBIT A  
LEGAL DESCRIPTION**

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH  $00^{\circ}14'45''$  EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1284.36 FEET; THENCE SOUTH  $89^{\circ}50'00''$  WEST, 684.42 FEET; THENCE NORTH  $09^{\circ}30'00''$  WEST, 592.27 FEET; THENCE SOUTH  $57^{\circ}33'55''$  WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH  $21^{\circ}52'29''$  WEST, ALONG SAID EASTERLY LINE, 705.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71 FOR THE POINT OF BEGINNING; THENCE SOUTH  $21^{\circ}52'29''$  EAST, ALONG SAID EASTERLY LINE, 119.0 FEET; THENCE NORTH  $68^{\circ}07'31''$  EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET; THENCE NORTH  $21^{\circ}52'29''$  WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 211.39 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 0.6060 ACRE.

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH  $00^{\circ}14'45''$  EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1284.36 FEET; THENCE SOUTH  $89^{\circ}50'00''$  WEST, 684.42 FEET; THENCE NORTH  $09^{\circ}30'00''$  WEST, 592.27 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH  $57^{\circ}33'55''$  WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH  $21^{\circ}52'29''$  WEST, ALONG SAID EASTERLY LINE, 586.85 FEET TO A POINT ON SAID EASTERLY LINE WHICH IS 119.0 FEET (MEASURED ALONG SAID EASTERLY LINE) SOUTHEASTERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTH  $68^{\circ}07'31''$  EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET; THENCE NORTH  $21^{\circ}52'29''$  WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 261.03 FEET TO A LINE DRAWN NORTH  $09^{\circ}30'00''$  WEST FROM THE POINT OF BEGINNING; THENCE SOUTH  $09^{\circ}30'00''$  EAST, ALONG SAID LINE, 695.72 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 5.6041 ACRES.

THAT PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE SOUTH 0 DEGREES, 07 MINUTES, 44 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1284.36 FEET; THENCE NORTH 89 DEGREES, 47 MINUTES, 31 SECONDS WEST, 684.42 FEET; THENCE NORTH 09 DEGREES, 32 MINUTES, 39 SECONDS WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES, 05 MINUTES, 46 SECONDS WEST, 748.40 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE TIC. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES, 50 MINUTES, 30 SECONDS WEST AT THE LAST DESCRIBED POINT. 627.46; THENCE NORTH 60 DEGREES, 02 MINUTES, 30 SECONDS EAST ALONG SAID CENTER LINE, 332.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 12 DEGREES, 27 MINUTES, 30 SECONDS EAST, 264.0 FEET; THENCE SOUTH 84 DEGREES, 27 MINUTES, 30 SECONDS EAST, 202.0 FEET; THENCE NORTH 0 DEGREES, 47 MINUTES, 30 SECONDS WEST, 423.02 FEET TO SAID CENTER LINE; THENCE SOUTH 60 DEGREES, 02 MINUTES, 30 SECONDS WEST ALONG CENTER LINE, 291.76 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE NORTHEAST, NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1284.36 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 40 SECONDS WEST 680.30 FEET; THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST 10.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST 579.63 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID BOYD TRACT 748.57 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES 49 MINUTES 16 SECONDS WEST AT THE LAST DESCRIBED POINT 627.46 FEET; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 332.0 FEET; THENCE SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST 264.0 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 30 SECONDS EAST 202.0 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 30 SECONDS WEST 423.02 FEET TO SAID CENTER LINE; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 412.69 FEET TO A LINE DRAWN NORTH 00 DEGREES 10 MINUTES 46 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, FROM A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER WHICH IS 598.62 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID PARALLEL LINE 880.56 FEET TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE 598.62 FEET TO SAID SOUTHWEST CORNER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE 1275.36 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 33 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 33 SECONDS WEST 681.94 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 08 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTH 57 DEGREES 59 MINUTES 05 SECONDS EAST ALONG SAID OLD CLAIM LINE 299.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 51 MINUTES 32 SECONDS WEST, 402.10 FEET; THENCE SOUTH 59 DEGREES 55 MINUTES, 25 SECONDS EAST, 256.51 FEET; THENCE NORTH 59 DEGREES 55 MINUTES 25 SECONDS EAST 355.65 FEET; THENCE NORTH 62 DEGREES 43 MINUTES 29 SECONDS EAST, 853.57 FEET; THENCE NORTH 33 DEGREES 24 MINUTES 40 SECONDS EAST, 542.27 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2292.01 FEET AND A RADIAL BEARING OF SOUTH 29 DEGREES 23 MINUTES 51 SECONDS WEST AT THE LAST DESCRIBED POINT, 358.41 FEET TO A POINT WHICH IS 151.00 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE AND SAID OLD CLAIM LINE; THENCE SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 265.70 FEET; THENCE SOUTH 73 DEGREES 54 MINUTES 28 SECONDS WEST, 102.86 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES 54 SECONDS WEST, 280.96 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 24.19 FEET TO SAID OLD CLAIM LINE; THENCE SOUTH 87 DEGREES 59 MINUTES 05 SECONDS WEST ALONG SAID OLD CLAIM LINE 789.92 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

A PERPETUAL EASEMENT FOR THE OPERATION, MAINTENANCE AND USE OF A SEPTIC FIELD FOR THE BENEFIT OF PARCEL ONE HEREINABOVE DESCRIBED, UNDER AND UPON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE CONTIGUOUS TO PARCEL ONE TO WIT:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL ONE HEREINABOVE DESCRIBED ON THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 47.12 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NUMBER 126, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 105.0 FEET; THENCE NORTH 32 DEGREES 08 MINUTES 38 SECONDS WEST, 152.18 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 49 SECONDS EAST, 5.28 FEET; THENCE SOUTH 70 DEGREES 39 MINUTES 49 SECONDS EAST, 158.65 FEET, TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, ALL IN KENDALL COUNTY ILLINOIS.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTHERLY ALONG SAID WEST LINE, 1118.27 FEET A POINT OF BEGINNING THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE NORTHEASTERLY ALONG SAID CLAIM LINE, 941.92 FEET TO A POINT ON A LINE DRAWN SOUTHWESTERLY, PERPENDICULAR TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FROM A POINT ON SAID CENTER LINE WHICH IS 1049.70 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTHEASTERLY TO SAID POINT ON SAID CENTER LINE OF ILLINOIS ROUTE 126 AFORESAID; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE AND TO SAID ROUTE 71 CENTER LINE; THENCE SOUTHWESTERLY ALONG SAID ROUTE 71 CENTER LINE, 30.58 FEET TO SAID WEST LINE; THENCE SOUTHERLY ALONG SAID WEST LINE, 78.83 FEET, TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 1925.21 FEET ON THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS EAST 58.55 FEET TO THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE OF A.F.A.P. ROUTE 311 (IL ROUTE 71) AND THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 34 MINUTES 00 SECONDS EAST 35.28 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 66 (IL ROUTE 126); THENCE SOUTH 70 DEGREES 08 MINUTES 35 SECONDS EAST 125.66 FEET ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 81 DEGREES 09 MINUTES 04 SECONDS WEST 51.85 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 40 SECONDS WEST 103.47 FEET TO THE POINT OF BEGINNING), IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WEST LINE, 1118.27 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE SOUTHWESTERLY ALONG SAID CLAIM LINE, 188.42 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS

ROUTE 71; THENCE NORTHEASTERLY ALONG THE SAID CENTER LINE OF ILLINOIS ROUTE 71, 1411.3 FEET TO THE CENTER LINE EXTENDED NORTHWESTERLY OF THE PUBLIC ROAD RUNNING SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71, COMMONLY KNOWN AS WING ROAD; THENCE SOUTHEASTERLY ALONG THE EXTENDED CENTER LINE AND THE CENTER LINE OF SAID PUBLIC ROAD, BEING ALONG A LINE THAT FORMS AN ANGLE OF 93 DEGREES 25' TO THE RIGHT WITH THE PROLONGATION NORTHEASTERLY OF THE TANGENT TO THE CENTER LINE OF SAID ILLINOIS ROUTE 71 AT THE LAST DESCRIBED POINT, 761 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 79 DEGREES 47' TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 265.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126 TO THE CENTER LINE OF THE EASTERLY FORK OF THE PUBLIC ROAD AFORESAID WHICH RUNS SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID PUBLIC ROAD TO THE POINT OF BEGINNING; TO THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

GRANTEE HEREBY ASSUMES AND AGREES TO PAY THE UNPAID BALANCE ON THE EXISTING MORTGAGE RECORDED IN BOOK PAGE , THE DEBT SECURED THEREBY AND ALSO HEREBY ASSUMES -THE OBLIGATIONS UNDER THE TERM OF THE INSTRUMENTS CREATING THE LOANS DOCUMENT NO. 79—1053.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE - NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, - 1,995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID CENTER LINE 30.45 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FOR THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE 230.67 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT AT THE LAST DESCRIPTION POINT, 1,141.60 FEET TO THE INTERSECTION WITH THE - CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD; THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE 761.0 FEET; THENCE SOUTH 58 DEGREES 16 MINUTES 47 SECONDS WEST 265.35 FEET TO SAID ROUTE 126 CENTER LINE; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE BEING ALONG A CURVE TO THE LEFT AND HAVING A RADIUS OF 2,292.01 FEET WHICH IS TANGENT TO A LINE DRAWN NORTH 72 DEGREES 57 MINUTES 06 SECONDS WEST FROM THE LAST DESCRIBED POINT 147.93 FEET; THENCE NORTH 16 DEGREES 38 MINUTES 49 SECONDS WEST ALONG SAID ROUTE 126 CENTERLINE 850.98 FEET; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTERLINE BEING ALONG A CURVE TO THE RIGHT AND HAVING A RADIUS OF 2,148.79 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 383.53 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36- NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG -THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE 261.12 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15,459.20 FEET WHICH IS TANGENT TO THE LAST-DESCRIBED COURSE 1141.60 FEET TO THE INTERSECTION WITH THE CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD FOR THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE 258.05 FEET; THENCE SOUTH 58 DEGREES 29 MINUTES 47 SECONDS WEST 200.0 FEET; THENCE NORTH 21 DEGREES 30 MINUTES 13 SECONDS WEST PARALLEL WITH SAID WING ROAD CENTER LINE 250.0 FEET TO SAID ROUTE 71 CENTER LINE; THENCE NORTHEASTERLY ALONG SAID ROUTE 71 CENTER LINE 200.16 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, (ILLINOIS, AND ALSO EXCEPTING, THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83): COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, 1,995.04 FEET ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 71; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 31.52 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING FROM THE POINT OF BEGINNING; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 230.66 FEET ALONG SAID CENTERLINE; THENCE NORTHEASTERLY, 940.56 FEET ALONG AN 11,479.02 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 67 DEGREES 34 MINUTES 29 SECONDS EAST, 940.31 FEET; THENCE SOUTH 22 DEGREES 56 MINUTES 31 SECONDS EAST, 60.03 FEET; THENCE SOUTHWESTERLY, 418.10 FEET ON AN 11,539.02 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING SOUTH 66 DEGREES 16 MINUTES 29 SECONDS WEST, 418.08 FEET; THENCE SOUTH 59 DEGREES 24 MINUTES 09 SECONDS WEST, 71.10 FEET; THENCE SOUTH 25 DEGREES 14 MINUTES 24 SECONDS WEST, 60.52 FEET; THENCE SOUTHEASTERLY, 570.87 FEET ON AN 675.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING SOUTH 55 DEGREES 22 MINUTES 46 SECONDS EAST, 560.80 FEET; THENCE SOUTH 74 DEGREES 04 MINUTES 13 SECONDS EAST, 274.41 FEET; THENCE SOUTH 64 DEGREES 05 MINUTES 29 SECONDS EAST, 35.85 FEET; THENCE SOUTH 55 DEGREES 49 MINUTES 00 SECONDS WEST, 64.56 FEET TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 126; THENCE NORTHWESTERLY, 162.08 FEET ON SAID CENTERLINE BEING A 2,291.64 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 76 DEGREES 16 MINUTES 12 SECONDS WEST, 162.05 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 357.37 FEET ON SAID CENTERLINE; THENCE NORTH 53 DEGREES 52 MINUTES 46 SECONDS WEST, 96.76 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF IL 126; THENCE NORTHWESTERLY, 297.03 FEET ON A 990.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 45 DEGREES 17 MINUTES 03 SECONDS WEST, 295.92 FEET; THENCE NORTH 36 DEGREES 39 MINUTES 21 SECONDS WEST, 23.77 FEET; THENCE NORTH 77 DEGREES 19 MINUTES 36 SECONDS WEST, 64.74 FEET; THENCE SOUTH 69 DEGREES 03

MINUTES 36 SECONDS WEST, 100.61 FEET; THENCE SOUTH 69 DEGREES 55 MINUTES 52 SECONDS WEST, 149.98 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID IL 71; THENCE SOUTH 65 DEGREES 32 MINUTES 40 SECONDS WEST, 113.94 FEET TO THE CENTERLINE OF SAID IL 126; THENCE NORTHWESTERLY, 119.55 FEET ON SAID CENTERLINE BEING A 2,170.59 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 69 DEGREES 20 MINUTES 17 SECONDS WEST, 119.54 FEET TO THE POINT OF BEGINNING.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 07°44' EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1236.84 FEET TO A POINT ON SAID EAST LINE WHICH IS 1284.36 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°47'31" WEST, 684.42 FEET; THENCE NORTH 09°32'39" WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD 88 ON PAGE 399, FOR THE POINT OF BEGINNING; THENCE SOUTH 57°58'56" WEST ALONG THE SOUTHERLY LINE OF SAID BOYD TRACT AND SAID SOUTHERLY LINE EXTENDED 352.89 FEET TO THE CENTER LINE OF WING ROAD; THENCE SOUTH 21°28'35" EAST ALONG SAID CENTERLINE 131.00 FEET; THENCE NORTH 57°58'56" EAST PARALLEL WITH SAID SOUTHERLY LINE 323.58 FEET TO A POINT WHICH IS SOUTH 09°32'39" EAST, 139.37 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 09°32'39" WEST, 139.37 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 7L; THENCE EASTERLY ALONG SAID CENTER LINE 32.2 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126, 1049.7 FEET FOR THE POINT, OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE, 339.9 FEET TO AN OLD CLAIM LINE; THENCE NORTHEASTERLY ALONG SAID OLD CLAIM LINE WHICH MAKES AN ANGLE OF 44°21' (MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE) 468.6 FEET TO THE CENTER LINE OF SAID ILLINOIS ROUTE 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 328.1 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS. EXCEPT THEREFROM THE BELOW DESCRIBED PARCEL:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83):

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, 1,995.04 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 TO THE 'CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 71; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 31.52 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 126; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 399.15 FEET ALONG A 2,170.59 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 73 DEGREES 01 MINUTE 41 SECONDS EAST, 398.58 FEET THENCE SOUTH 78 DEGREES 17 MINUTES 46 SECONDS EAST, 649.36 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE SOUTH 78° DEGREES 17 MINUTES 46 SECONDS EAST, 172.16 FEET ALONG SAID CENTERLINE; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 162.08 FEET ALONG A 2,291.64 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 76 DEGREES 16 MINUTES 12 SECONDS EAST, 162.05 FEET; THENCE SOUTH 56 DEGREES 32 MINUTES 11 SECONDS WEST, 65.63 FEET; THENCE NORTH 74 DEGREES 04 MINUTES 13 SECONDS WEST, 5.13 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 14 SECONDS WEST, 50.57 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF IL 126; THENCE NORTHWESTERLY, 61.11 FEET ON SAID RIGHT OF WAY LINE BEING ON A 2,251.64 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 77 DEGREES 31 MINUTES 09 SECONDS WEST, 61.11 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 172.27 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 11 DEGREES 52 MINUTES 19 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.297 ACRE MORE OR LESS, OF WHICH 0.290 ACRE, MORE OR LESS, IS LYING WITHIN PUBLIC ROAD RIGHT OF WAY, SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.

## EXHIBIT A-1

### PARCEL "B" DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 7 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1,236.84 FEET TO A POINT ON SAID EAST LINE WHICH IS 1284.36 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 47 MINUTES 31 SECONDS WEST, 684.42 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 39 SECONDS WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD 88 ON PAGE 399 FOR THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 58 MINUTES 56 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID BOYD TRACT AND SAID SOUTHERLY LINE EXTENDED 352.89 FEET TO THE CENTER LINE OF WING ROAD; THENCE SOUTH 21 DEGREES 28 MINUTES 35 SECONDS EAST ALONG SAID CENTER LINE 131.0 FEET; THENCE NORTH 57 DEGREES 58 MINUTES 56 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 323.58 FEET TO A POINT WHICH IS SOUTH 09 DEGREES 32 MINUTES 39 SECONDS EAST, 139.37 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 09 DEGREES 32 MINUTES 39 SECONDS WEST, 139.37 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

### PARCEL "D" DESCRIPTION

THAT PART OF THE NORTHEAST, NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1,284.36 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 40 SECONDS WEST, 680.30 FEET; THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST, 10.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST, 579.53 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID BOYD TRACT, 748.57 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES 49 MINUTES 16 SECONDS WEST AT THE LAST DESCRIBED POINT, 627.46 FEET; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 332.0 FEET; THENCE SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST, 264.0 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 30 SECONDS EAST, 202.0 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 30 SECONDS WEST, 423.02



## EXHIBIT A-1

FEET TO SAID CENTER LINE; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 472.59 FEET TO A LINE DRAWN NORTH 00 DEGREES 10 MINUTES 48 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, FROM A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER WHICH IS 598.62 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID PARALLEL LINE, 880.56 FEET TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE, 598.62 FEET TO SAID SOUTHWEST CORNER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE, 1275.36 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 33 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 33 SECONDS WEST, 681.94 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

### PARCEL "E" DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 08 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTH 57 DEGREES 59 MINUTES 05 SECONDS EAST ALONG SAID OLD CLAIM LINE, 299.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 51 MINUTES 32 SECONDS WEST, 402.10 FEET; THENCE SOUTH 59 DEGREES 25 MINUTES 54 SECONDS EAST, 256.51 FEET; THENCE NORTH 59 DEGREES 55 MINUTES 25 SECONDS EAST, 355.65 FEET; THENCE NORTH 62 DEGREES 43 MINUTES 29 SECONDS EAST, 853.57 FEET; THENCE NORTH 33 DEGREES 24 MINUTES 40 SECONDS EAST, 542.27 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,292.01 FEET AND A RADIAL BEARING OF SOUTH 29 DEGREES 23 MINUTES 51 SECONDS WEST AT THE LAST DESCRIBED POINT, 358.41 FEET TO A POINT WHICH IS 151.00 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE AND SAID OLD CLAIM LINE; THENCE SOUTH 45 DEGREES 05 MINUTE 49 SECONDS WEST, 265.70 FEET; THENCE SOUTH 73 DEGREES 54 MINUTES 28 SECONDS WEST, 102.86 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES 54 SECONDS WEST, 280.96 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 24.19 FEET TO SAID OLD CLAIM LINE; THENCE SOUTH 87 DEGREES 59 MINUTES 05 SECONDS WEST ALONG SAID OLD CLAIM LINE, 789.92 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

## EXHIBIT A-1

### PARCEL "F" DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTHERLY ALONG SAID WEST LINE, 1118.27 FEET FOR A POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE NORTHEASTERLY ALONG SAID CLAIM LINE, 941.92 FEET TO A POINT ON A LINE DRAWN SOUTHWESTERLY, PERPENDICULAR TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FROM A POINT ON SAID CENTER LINE WHICH IS 1,049.70 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 71, THENCE NORTHEASTERLY TO SAID POINT ON SAID CENTER LINE OF ILLINOIS ROUTE 126 AFORESAID; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE AND TO SAID ROUTE 71 CENTER LINE; THENCE SOUTHWESTERLY ALONG SAID ROUTE 71 CENTER LINE, 30.58 FEET TO SAID WEST LINE; THENCE SOUTHERLY ALONG SAID WEST LINE, 78.83 FEET, TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 1,925.21 FEET ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS EAST, 58.55 FEET TO THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE OF A F.A.P. ROUTE 311 (IL ROUTE 71) AND THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 34 MINUTES 00 SECONDS EAST, 35.28 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 66 (IL ROUTE 126); THENCE SOUTH 70 DEGREES 08 MINUTES 35 SECONDS EAST, 125.66 FEET ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 81 DEGREES 09 MINUTES 04 SECONDS WEST, 51.85 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 40 SECONDS WEST, 103.47 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

### PARCEL "G" DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

## EXHIBIT A-1

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 798.60 FEET TO AN OLD CLAIM LINE FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WEST LINE, 1,118.27 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE SOUTHWESTERLY ALONG SAID CLAIM LINE, 188.42 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

### PARCEL "J" DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 71; THENCE NORTHEASTERLY ALONG THE SAID CENTER LINE OF ILLINOIS ROUTE 71, A DISTANCE OF 1411.3 FEET TO THE CENTER LINE EXTENDED NORTHWESTERLY OF THE PUBLIC ROAD RUNNING SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71, COMMONLY KNOWN AS WING ROAD; THENCE SOUTHEASTERLY ALONG THE EXTENDED CENTER LINE AND THE CENTER LINE OF SAID PUBLIC ROAD, BEING ALONG A LINE THAT FORMS AN ANGLE OF 93 DEGREES 25 MINUTES TO THE RIGHT WITH THE PROLONGATION NORTHEASTERLY OF THE TANGENT TO THE CENTER LINE OF SAID ILLINOIS ROUTE 71 AT THE LAST DESCRIBED POINT, 761 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 79 DEGREES 47 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, 265.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126 TO THE CENTER LINE OF THE EASTERLY FORK OF THE PUBLIC ROAD AFORESAID WHICH RUNS SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID PUBLIC ROAD TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

### PARCEL "K" DESCRIPTION

THAT PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

## EXHIBIT A-1

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 0 DEGREES 07 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1284.36 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 31 SECONDS WEST, 684.42 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 39 SECONDS WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES 05 MINUTES 46 SECONDS WEST, 748.40 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES 50 MINUTES 30 SECONDS WEST AT THE LAST DESCRIBED POINT, 627.46 FEET; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 332.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST, 264.0 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 30 SECONDS EAST, 202.0 FEET; THENCE NORTH 0 DEGREES 42 MINUTES 30 SECONDS WEST, 432.02 FEET TO SAID CENTER LINE; THENCE SOUTH 60 DEGREES 02 MINUTES 30 SECONDS WEST, ALONG CENTER LINE, 291.76 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

### PARCEL "L" DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 71; THENCE EASTERLY ALONG SAID CENTER LINE 32.2 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126, 1049.7 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE, 339.9 FEET TO AN OLD CLAIM LINE; THENCE NORTHEASTERLY ALONG SAID OLD CLAIM LINE WHICH MAKES AN ANGLE OF 44 DEGREES 21 MINUTES (MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE) 468.6 FEET TO THE CENTER LINE OF SAID ILLINOIS ROUTE 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 328.1 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS, EXCEPT THAT PREVIOUSLY ANNEXED.

(PARCELS CONTAIN 78.145 ACRES MORE OR LESS.)

## EXHIBIT A-2

### PARCEL "A" DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1,284.36 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, 684.42 FEET; THENCE NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST, 592.27 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 33 MINUTES 55 SECONDS WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH 21 DEGREES 52 MINUTES 29 SECONDS WEST ALONG SAID EASTERLY LINE 705.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.16 FEET; A DISTANCE OF 472.39 FEET TO A LINE DRAWN NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 09 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID LINE, 695.72 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

### PARCEL "H" DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1,995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID CENTER LINE, 30.45 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FOR THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE, 230.67 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT AT THE LAST DESCRIPTION POINT, 1,141.60 FEET TO THE INTERSECTION WITH THE CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD; THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE, 761.0 FEET; THENCE SOUTH 58 DEGREES 16 MINUTES 47 SECONDS WEST, 265.38 FEET TO SAID ROUTE 126 CENTER LINE; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE, BEING ALONG A CURVE TO THE LEFT AND HAVING A RADIUS OF 2,292.01 FEET WHICH IS TANGENT TO A LINE DRAWN NORTH 72 DEGREE

## EXHIBIT A-2

57 MINUTES 06 SECONDS WEST FROM THE LAST DESCRIBED POINT, 147.83 FEET; THENCE NORTH 76 DEGREES 38 MINUTES 49 SECONDS WEST ALONG SAID ROUTE 126 CENTER LINE, 850.98 FEET; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE, BEING ALONG A CURVE TO THE RIGHT AND HAVING A RADIUS OF 2,148.79 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 383.53 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1,995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE, 261.12 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE, 1,141.60 FEET TO THE INTERSECTION WITH THE CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD FOR THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE, 258.05 FEET; THENCE SOUTH 68 DEGREES 29 MINUTES 47 SECONDS WEST, 200.0 FEET; THENCE NORTH 21 DEGREES 30 MINUTES 13 SECONDS WEST, PARALLEL WITH SAID WING ROAD CENTER LINE, 250.0 FEET TO SAID ROUTE 71 CENTER LINE; THENCE NORTHEASTERLY ALONG SAID ROUTE 71 CENTER LINE, 200.16 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AND ALSO EXCEPTING,

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3 IN TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83).

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, 1,995.04 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE CENTER LINE OF A PUBLIC HIGHWAY DESIGNATED IL 71; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 31.52 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 230.66 FEET ALONG SAID CENTER LINE; THENCE NORTHEASTERLY, 940.58 FEET ALONG AN 11,479.02 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 67 DEGREES 34 MINUTES 29 SECONDS EAST, 940.31 FEET; THENCE SOUTH 22 DEGREES 56 MINUTES 31 SECONDS EAST, 60.03 FEET; THENCE SOUTHWESTERLY, 418.10 FEET ON AN 11,539.02 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING SOUTH 66 DEGREES 16 MINUTES 29 SECONDS WEST, 418.08 FEET; THENCE SOUTH



## EXHIBIT A-2

59 DEGREES 24 MINUTES 09 SECONDS WEST, 71.10 FEET; THENCE SOUTH 25 DEGREES 14 MINUTES 24 SECONDS WEST, 60.52 FEET; THENCE SOUTHEASTERLY, 570.87 FEET ON AN 875.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING SOUTH 55 DEGREES 22 MINUTES 46 SECONDS EAST, 560.80 FEET; THENCE SOUTH 74 DEGREES 04 MINUTES 13 SECONDS EAST, 274.41 FEET; THENCE SOUTH 64 DEGREES 05 MINUTES 29 SECONDS EAST, 35.85 FEET; THENCE SOUTH 56 DEGREES 49 MINUTES 00 SECONDS WEST, 64.56 FEET TO THE CENTER LINE OF A PUBLIC HIGHWAY DESIGNATED IL 126; THENCE NORTHWESTERLY, 162.08 FEET ON SAID CENTER LINE BEING A 2,291.64 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 76 DEGREES 16 MINUTES 12 SECONDS WEST, 162.05 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 357.37 FEET ON SAID CENTER LINE; THENCE NORTH 53 DEGREES 52 MINUTES 46 SECONDS WEST, 96.76 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF IL 126; THENCE NORTHWESTERLY, 297.03 FEET ON A 990.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 45 DEGREES 17 MINUTES 03 SECONDS WEST, 295.92 FEET; THENCE NORTH 36 DEGREES 39 MINUTES 21 SECONDS WEST, 23.77 FEET; THENCE NORTH 77 DEGREES 19 MINUTES 38 SECONDS WEST, 84.74 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 36 SECONDS WEST, 100.61 FEET; THENCE SOUTH 69 DEGREES 55 MINUTES 52 SECONDS WEST, 149.98 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID IL 71; THENCE SOUTH 65 DEGREES 32 MINUTES 40 SECONDS WEST, 113.94 FEET TO THE CENTER LINE OF SAID IL 126; THENCE NORTHWESTERLY, 119.55 FEET ON SAID CENTER LINE BEING A 2,170.59 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 69 DEGREES 20 MINUTES 17 SECONDS WEST, 119.54 FEET TO THE POINT OF BEGINNING.

(PARCELS CONTAIN 15.323 ACRES MORE OR LESS.)



THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH 00°14'45" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1284.36 FEET; THENCE SOUTH 89°50'00" WEST, 684.42 FEET; THENCE NORTH 09°30'00" WEST, 592.27 FEET; THENCE SOUTH 57°33'55" WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH 21°52'29" WEST, ALONG SAID EASTERLY LINE, 705.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71 FOR THE POINT OF BEGINNING; THENCE SOUTH 21°52'29" EAST, ALONG SAID EASTERLY LINE, 119.0 FEET; THENCE NORTH 68°07'31" EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET; THENCE NORTH 21°52'29" WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 211.39 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 0.6060 ACRE.

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH 00°14'45" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1284.36 FEET; THENCE SOUTH 89°50'00" WEST, 684.42 FEET; THENCE NORTH 09°30'00" WEST, 592.27 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 57°33'55" WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH 21°52'29" WEST, ALONG SAID EASTERLY LINE, 586.85 FEET TO A POINT ON SAID EASTERLY LINE WHICH IS 119.0 FEET (MEASURED ALONG SAID EASTERLY LINE) SOUTHEASTERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTH 68°07'31" EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET; THENCE NORTH 21°52'29" WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 261.03 FEET TO A LINE DRAWN NORTH 09°30'00" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 09°30'00" EAST, ALONG SAID LINE, 695.72 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 5.6041 ACRES.

THAT PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE SOUTH 0 DEGREES, 07 MINUTES, 44 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1284.36 FEET; THENCE NORTH 89 DEGREES, 47 MINUTES, 31 SECONDS WEST, 684.42 FEET; THENCE NORTH 09 DEGREES, 32 MINUTES, 39 SECONDS WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES, 05 MINUTES, 46 SECONDS WEST, 748.40 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES, 50 MINUTES, 30 SECONDS WEST AT THE LAST DESCRIBED POINT, 627.46; THENCE NORTH 60 DEGREES, 02 MINUTES, 30 SECONDS EAST ALONG SAID CENTER LINE, 332.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 12 DEGREES, 27 MINUTES, 30 SECONDS EAST, 264.0 FEET; THENCE SOUTH 84 DEGREES, 27 MINUTES, 30 SECONDS EAST, 202.0 FEET; THENCE NORTH 0 DEGREES, 47 MINUTES, 30 SECONDS WEST, 423.02 FEET TO SAID CENTER LINE; THENCE SOUTH 60 DEGREES, 02 MINUTES, 30 SECONDS WEST ALONG CENTER LINE, 291.76 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE NORTHEAST, NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1284.36 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 40 SECONDS WEST 680.30 FEET; THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST 10.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 09 DEGREES, 33 MINUTES 27 SECONDS WEST 579.63 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399; THENCE NORTH 09 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID BOYD TRACT 748.57 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES 49 MINUTES 16 SECONDS WEST AT THE LAST DESCRIBED POINT 627.46 FEET; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 332.0 FEET; THENCE SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST 264.0 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 30 SECONDS EAST 202.0 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 30 SECONDS WEST 423.02 FEET TO SAID CENTER LINE; THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 412.69 FEET TO A LINE DRAWN NORTH 00 DEGREES 10 MINUTES 46 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, FROM A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER WHICH IS 598.62 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID PARALLEL LINE 880.56 FEET TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE 598.62 FEET TO SAID SOUTHWEST CORNER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE 1275.36 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 33 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 33 SECONDS WEST 681.94 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

A PERPETUAL EASEMENT FOR THE OPERATION, MAINTENANCE AND USE OF A SEPTIC FIELD FOR THE BENEFIT OF PARCEL ONE HEREINABOVE DESCRIBED, UNDER AND UPON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE CONTIGUOUS

TO PARCEL ONE TO WIT:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL ONE HEREINABOVE DESCRIBED ON THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 47.12 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NUMBER 126, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 105.0 FEET; THENCE NORTH 32 DEGREES 08 MINUTES 38 SECONDS WEST, 152.18 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 49 SECONDS EAST, 5.28 FEET; THENCE SOUTH 70 DEGREES 39 MINUTES 49 SECONDS EAST, 158.65 FEET, TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, ALL IN KENDALL COUNTY ILLINOIS.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTHERLY ALONG SAID WEST LINE, 1118.27 FEET A POINT OF BEGINNING THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE NORTHEASTERLY ALONG SAID CLAIM LINE, 941.92 FEET TO A POINT ON A LINE DRAWN SOUTHWESTERLY, PERPENDICULAR TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FROM A POINT ON SAID CENTER LINE WHICH IS 1049.70 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTHEASTERLY TO SAID POINT ON SAID CENTER LINE OF ILLINOIS ROUTE 126 AFORESAID; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE AND TO SAID ROUTE 71 CENTER LINE; THENCE SOUTHWESTERLY ALONG SAID ROUTE 71 CENTER LINE, 30.58 FEET TO SAID WEST LINE; THENCE SOUTHERLY ALONG SAID WEST LINE, 78.83 FEET, TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION. 3; THENCE NORTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 1925.21 FEET ON THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS EAST 58.55 FEET TO THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE OF A.F.A.P. ROUTE 311 (IL ROUTE 71) AND THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 34 MINUTES 00 SECONDS EAST 35.28 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 66 (IL ROUTE 126); THENCE SOUTH 70 DEGREES 08 MINUTES 35 SECONDS EAST 125.66 FEET ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 81 DEGREES 09 MINUTES 04 SECONDS WEST 51.85 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 40 SECONDS WEST 103.47 FEET TO THE POINT OF BEGINNING), IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WEST LINE, 1118.27 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE SOUTHWESTERLY ALONG SAID CLAIM LINE, 188.42 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 71; THENCE NORTHEASTERLY ALONG THE SAID CENTER LINE OF ILLINOIS ROUTE 71, 1411.3 FEET TO THE CENTER LINE EXTENDED NORTHWESTERLY OF THE PUBLIC ROAD RUNNING SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71, COMMONLY KNOWN AS WINO ROAD; THENCE SOUTHEASTERLY ALONG THE EXTENDED CENTER LINE AND THE CENTER LINE OF SAID PUBLIC ROAD, BEING ALONG A LINE THAT FORMS AN ANGLE OF 93 DEGREES 25' TO THE RIGHT WITH THE PROLONGATION NORTHEASTERLY OF THE TANGENT TO THE CENTER LINE OF SAID ILLINOIS ROUTE 71 AT THE LAST DESCRIBED POINT, 761 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 79 DEGREES 47' TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 265.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126 TO THE CENTER LINE OF THE EASTERLY FORK OF THE PUBLIC ROAD AFORESAID WHICH RUNS SOUTHEASTERLY FROM SAID ILLINOIS ROUTE 71; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID PUBLIC ROAD TO THE POINT OF BEGINNING; TO THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

GRANTEE HEREBY ASSUMES AND AGREES TO PAY THE UNPAID BALANCE ON THE EXISTING MORTGAGE RECORDED IN BOOK PAGE , THE DEBT SECURED THEREBY AND ALSO HEREBY ASSUMES -THE OBLIGATIONS UNDER THE TERM OF THE INSTRUMENTS CREATING THE LOANS DOCUMENT NO. 79-1053.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE - NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, - 1,995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID CENTER LINE 30.45 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FOR THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE 230.67 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459.20 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 1,141.60 FEET TO THE INTERSECTION WITH THE CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD; THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE 761.0 FEET; THENCE SOUTH 58 DEGREES 16 MINUTES 47 SECONDS WEST 265.35 FEET TO SAID ROUTE 126 CENTER LINE; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE BEING ALONG A CURVE TO THE LEFT AND HAVING A RADIUS OF 2,292.01 FEET WHICH IS TANGENT TO A LINE DRAWN NORTH 72 DEGREES 57 MINUTES 06 SECONDS WEST FROM THE LAST DESCRIBED POINT 147.93 FEET; THENCE NORTH 16 DEGREES 38 MINUTES 49 SECONDS WEST ALONG SAID ROUTE 126 CENTERLINE 850.98 FEET; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTERLINE BEING ALONG A CURVE TO THE RIGHT AND HAVING A RADIUS OF 2,148.79 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 383.53 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36- NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.75 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTH 71 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID ROUTE 71 CENTER LINE 261.12 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15,459.20 FEET WHICH IS TANGENT TO THE LAST DESCRIBED COURSE 1141.60 FEET TO THE INTERSECTION WITH THE CENTER LINE EXTENDED NORTHWESTERLY OF WING ROAD FOR THE POINT OF BEGINNING (THENCE SOUTH 21 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID WING ROAD CENTER LINE 258.05 FEET; THENCE SOUTH 58 DEGREES 29 MINUTES 47 SECONDS WEST 200.0 FEET; THENCE NORTH 21 DEGREES 30 MINUTES 13 SECONDS WEST PARALLEL WITH SAID WING ROAD CENTER LINE 250.0 FEET TO SAID ROUTE 71 CENTER LINE; THENCE NORTHEASTERLY ALONG SAID ROUTE 71 CENTER LINE 200.16 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, (ILLINOIS, AND ALSO EXCEPTING, THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83):

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, 1,995.04 FEET ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 71; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 31.52 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING FROM THE POINT OF BEGINNING; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 230.66 FEET ALONG SAID CENTERLINE; THENCE NORTHEASTERLY, 940.56 FEET ALONG AN 11,479.02 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 67 DEGREES 34 MINUTES 29 SECONDS EAST, 940.31 FEET; THENCE SOUTH 22 DEGREES 56 MINUTES 31 SECONDS EAST, 60.03 FEET; THENCE SOUTHWESTERLY, 418.10 FEET ON AN 11,539.02 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING SOUTH 66 DEGREES 16 MINUTES 29 SECONDS WEST, 418.08 FEET; THENCE SOUTH 59 DEGREES 24 MINUTES 09 SECONDS WEST, 71.10 FEET; THENCE SOUTH 25 DEGREES 14 MINUTES 24 SECONDS WEST, 60.52 FEET; THENCE SOUTHEASTERLY, 570.87 FEET ON AN 675.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING SOUTH 55 DEGREES 22 MINUTES 46 SECONDS EAST, 560.80 FEET; THENCE SOUTH 74 DEGREES 04 MINUTES 13 SECONDS EAST, 274.41 FEET; THENCE SOUTH 64 DEGREES 05 MINUTES 29 SECONDS EAST, 35.85 FEET; THENCE SOUTH 55 DEGREES 49 MINUTES 00 SECONDS WEST, 64.56 FEET TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 126; THENCE NORTHWESTERLY, 162.08 FEET ON SAID CENTERLINE BEING A 2,291.64 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 76 DEGREES 16 MINUTES 12 SECONDS WEST, 162.05 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 357.37 FEET ON SAID CENTERLINE; THENCE NORTH 53 DEGREES 52 MINUTES 46 SECONDS WEST, 96.76 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF IL 126; THENCE NORTHWESTERLY, 297.03 FEET ON A 990.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 45 DEGREES 17 MINUTES 03 SECONDS WEST, 295.92 FEET; THENCE NORTH 36 DEGREES 39 MINUTES 21 SECONDS WEST, 23.77 FEET; THENCE NORTH 77 DEGREES 19 MINUTES 36 SECONDS WEST, 64.74 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 36 SECONDS WEST, 100.61 FEET; THENCE SOUTH 69 DEGREES 55 MINUTES 52 SECONDS WEST, 149.98 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID IL 71; THENCE SOUTH 65 DEGREES 32 MINUTES 40 SECONDS WEST, 113.94 FEET TO THE CENTERLINE OF SAID IL 126; THENCE NORTHWESTERLY, 119.55 FEET ON SAID CENTERLINE BEING A 2,170.59 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 69 DEGREES 20 MINUTES 17 SECONDS WEST, 119.54 FEET TO THE POINT OF BEGINNING.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 07°44' EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1236.84 FEET TO A POINT ON SAID EAST LINE WHICH IS 1284.36 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°47'31" WEST, 684.42 FEET; THENCE NORTH 09°32'39" WEST, 590.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD 88 ON PAGE 399, FOR THE POINT OF BEGINNING; THENCE SOUTH 57°58'56" WEST ALONG THE SOUTHERLY LINE OF SAID BOYD TRACT AND SAID SOUTHERLY LINE EXTENDED 352.89 FEET TO THE CENTER LINE OF WING ROAD; THENCE SOUTH 21°28'35" EAST ALONG SAID CENTERLINE 131.00 FEET; THENCE NORTH 57°58'56" EAST PARALLEL WITH SAID SOUTHERLY LINE 323.58 FEET TO A POINT WHICH IS SOUTH 09°32'39" EAST, 139.37 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 09°32'39" WEST, 139.37 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.



THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1995.6 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 71; THENCE EASTERLY ALONG SAID CENTER LINE 32.2 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 126; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF ILLINOIS ROUTE 126, 1049.7 FEET FOR THE POINT, OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE, 339.9 FEET TO AN OLD CLAIM LINE; THENCE NORTHEASTERLY ALONG SAID OLD CLAIM LINE WHICH MAKES AN ANGLE OF 44°21' (MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE) 468.6 FEET TO THE CENTER LINE OF SAID ILLINOIS ROUTE 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 328.1 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS. EXCEPT THEREFROM THE BELOW DESCRIBED PARCEL:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83):

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, 1,995.04 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 71; THENCE NORTH 69 DEGREES 55 MINUTES 19 SECONDS EAST, 31.52 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF A PUBLIC HIGHWAY DESIGNATED IL 126; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 399.15 FEET ALONG A 2,170.59 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 73 DEGREES 01 MINUTE 41 SECONDS EAST, 398.58 FEET THENCE SOUTH 78 DEGREES 17 MINUTES 46 SECONDS EAST, 649.36 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE SOUTH 78 DEGREES 17 MINUTES 46 SECONDS EAST, 172.16 FEET ALONG SAID CENTERLINE; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 162.08 FEET ALONG A 2,291.64 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 76 DEGREES 16 MINUTES 12 SECONDS EAST, 162.05 FEET; THENCE SOUTH 56 DEGREES 32 MINUTES 11 SECONDS WEST, 65.63 FEET; THENCE NORTH 74 DEGREES 04 MINUTES 13 SECONDS WEST, 5.13 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 14 SECONDS WEST, 50.57 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF IL 126; THENCE NORTHWESTERLY, 61.11 FEET ON SAID RIGHT OF WAY LINE BEING ON A 2,251.64 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 77 DEGREES 31 MINUTES 09 SECONDS WEST, 61.11 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 172.27 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 11 DEGREES 52 MINUTES 19 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.297 ACRE MORE OR LESS, OF WHICH 0.290 ACRE, MORE OR LESS, IS LYING WITHIN PUBLIC ROAD RIGHT OF WAY, SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.



**EXHIBIT "C-1"**  
**Windmill Farms - B-3 Service Business Permitted Uses**

This exhibit lists all permitted uses within the B-3 Service Business District as they exist in the current Zoning Ordinance. Uses excluded and not permitted by this Agreement are crossed out as follows: (~~not permitted use~~)

**OFFICE DISTRICT (O)**

Advertising agency.

**Bank (allowable by provisions of Windmill Agreement)**

Barber shop.

Beauty shop.

Bookkeeping service.

~~Club - private indoor.~~

Coffee shop.

College, university or junior college.

Commercial school, trade school - offering training in classroom study.

Detective agency.

Employment office.

Engineering office.

Government office.

Income tax service.

Insurance office.

Library.

Manufacturing agent's office.

Medical clinic.

Park.

Professional offices.

Public accountant.

Real estate office.

Stenographic service.

Stock broker.

Telegraph office.

~~Ticket office.~~

Title company.

Travel agency.

Utility office. (Ord. 1973-56A, 3-28-74)

Special Uses

~~Solid waste disposal site (Ord. 1973-56A, 3-28-1974; amd. Ord. 1995-20, 8-10-1995)~~

**LIMITED BUSINESS DISTRICT (B-1)**

All uses permitted in the O district.

Antique sales.

~~Apartments, single family, located in business buildings.~~

Bakery - retail.

Barbershop.  
Beauty shop.  
Bookstore.  
Cafeteria (diner).  
Camera shop.  
Church or other place of worship.  
~~Cigar, cigarette and tobacco store.~~  
Clothes - pressing and repair.  
~~Club - private indoor.~~  
~~Club - private outdoor.~~  
Community center.  
Dressmaker - seamstress.  
Drugstore.  
Florist sales.  
Fruit and vegetable market - retail.  
Gift shop.  
Grocery store - supermarket.  
Gymnasium.  
Health food store.  
Hobby shop.  
Hospital (general).  
Hospital or treatment center.  
Household furnishing shop.  
Ice cream shop.  
Jewelry - retail.  
Laundry, cleaning and dyeing - retail.  
Library.  
~~Magazine and newsstand.~~  
Meat market.  
Medical clinic.  
Mortuary - funeral home.  
Park.  
Photography studio.  
Playground.  
Post office.  
Professional building.  
Recreation center.  
Restaurant.  
Shoe and hat repair.  
~~Substation.~~  
Swimming pool - indoor.  
Tennis club - private or daily fee.  
~~Trailer. (Ord. 1973-56A, 3-28-1974; amd. 1994 Code; Ord. 1994-1A, 2-10-1994; Ord. 2003-41, 7-22-2003)~~

**GENERAL BUSINESS DISTRICT (B-2)**

All uses permitted in the O and B-1 Districts.

Appliances - sales.

Army/Navy surplus sales.

Art gallery - art studio sales.

Art supply store.

~~Auditorium.~~

Automatic food service.

Automobile accessory store.

Automobile rental.

Bicycle shop.

Billiard parlor.

Blueprint and photostat shop.

~~Bowling alley.~~

Carry-out food service.

Catalog sales office.

Clothing store - all types.

~~Dance hall.~~

Department store.

Discount store.

Drygoods store - retail.

Floor covering sales.

Furniture sales - new/used.

Hardware store.

Health club or gymnasium.

Hotel.

Interior decorating studio.

Junior department store.

Leather goods.

Locksmith.

Motel.

Music, instrument and record store.

Newspaper publishing.

Office equipment and supply sales.

Paint/wallpaper store.

~~Pawnshop.~~

Personal loan agency.

Pet store.

Picture frame store.

Radio and television studios.

~~Reducing salon, masseur and steam bath.~~

Sporting goods.

Stationery.

Taxidermist.

Theater.

Toy store.

Typewriter - sales and repair.

Variety store.  
Watch and clock sales and repair.  
Weaving and mending - custom. (Ord. 1973-56A, 3-28-1974; amd. 1994 Code)

**SERVICE BUSINESS DISTRICT (B-3)**

All uses permitted in the B-2 district.  
Agricultural implement sales and service.  
Appliance - service only.  
Automotive sales and service.  
~~Boat sales.~~  
Building material sales.  
Business machine repair.  
Car wash without mechanical repair on the premises.  
Catering service.

**Daycare (allowable by provisions of Windmill Agreement)**

Drive-in restaurant.  
Electrical equipment sales.  
Feed and grain sales.  
Frozen food locker.  
Furniture repair and refinishing.

**Gasoline Filling Station (allowable by provisions of Windmill Agreement)**

Golf driving range.  
Greenhouse.  
~~Kennel.~~  
Miniature golf.  
Motorcycle sales and service.  
Nursery.  
Orchard.  
Park - commercial recreation.  
Plumbing supplies and fixture sales.  
Pump sales.  
Recreational vehicle sales and service.  
~~Skating rink.~~  
~~Sports arena.~~  
~~Taxicab garage.~~  
Tennis court - indoor.  
~~Trailer rental.~~  
~~Truck rental.~~  
~~Truck sales and service.~~

Upholstery shop.  
Veterinary clinic. (Ord. 1973-56A, 3-28-1974; amd. Ord. 1986-1, 1-9-1986; Ord. 1988-7, 4-14-1988; Ord. 1995-19, 8-10-1995; Ord. 1998-21, 6-25-1998; Ord. 2005-58, 7-12-2005)

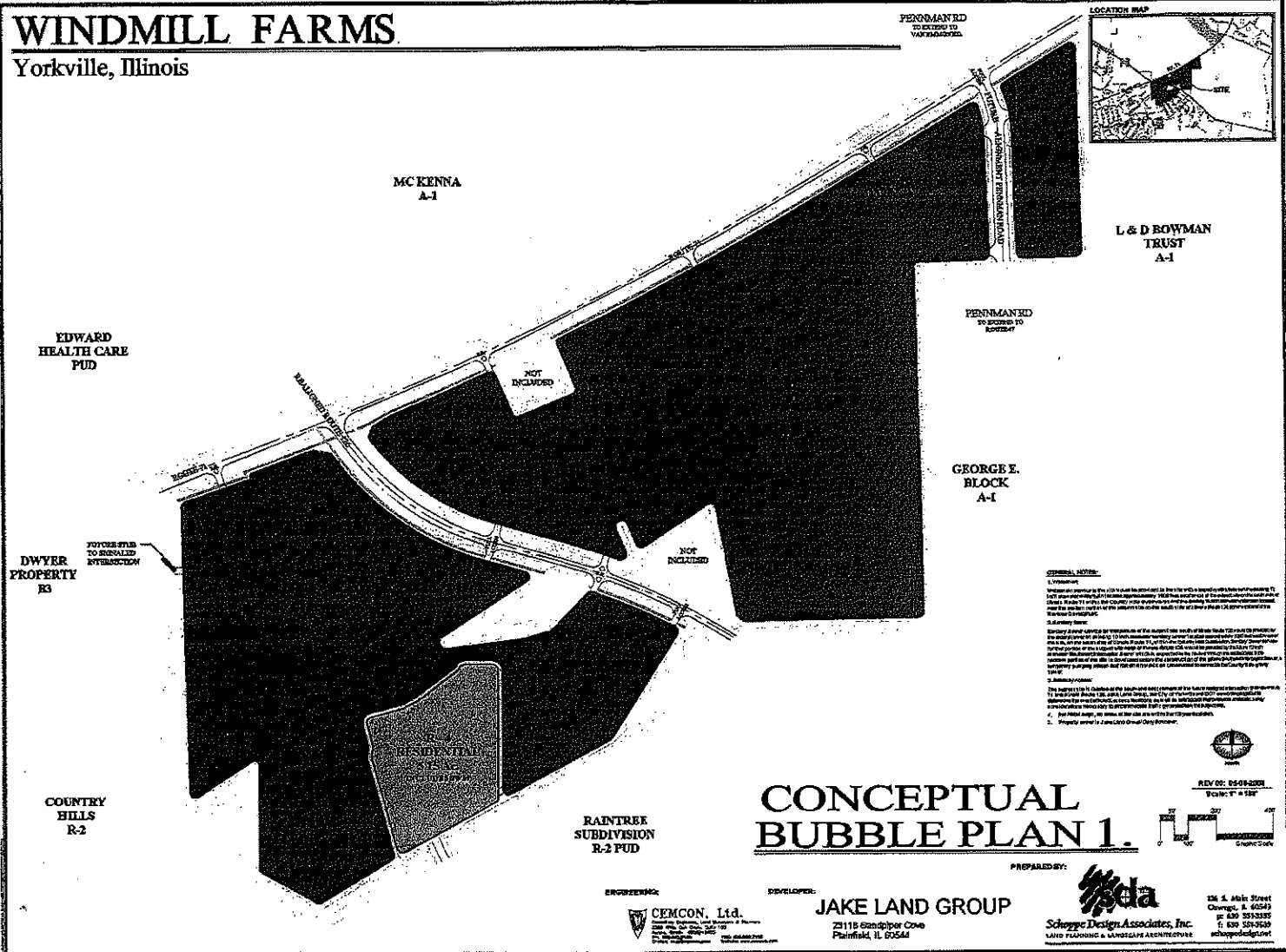
EXHIBIT "D" R-4 GENERAL RESIDENCE DISTRICT

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 08 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTH 57 DEGREES 59 MINUTES 05 SECONDS EAST ALONG SAID OLD CLAIM LINE 299 .00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 51 MINUTES 32 SECONDS WEST, 402.10 FEET; THENCE SOUTH 59 DEGREES 55 MINUTES., 25 SECONDS EAST, 256.51 FEET; THENCE NORTH 59 DEGREES 55 MINUTES 25 SECONDS EAST 355.65 FEET; THENCE NORTH 62 DEGREES 43 MINUTES 29 SECONDS EAST, 853.57 FEET; THENCE NORTH 33 DEGREES 24 MINUTES 40 SECONDS EAST, 542.27 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2292 .01 FEET AND A RADIAL BEARING OF SOUTH 29 DEGREES 23 MINUTES 51 SECONDS WEST AT THE LAST DESCRIBED POINT, 358.41 FEET TO A POINT WHICH IS 151.00 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE AND SAID OLD CLAIM LINE; THENCE SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 265 .70 FEET; THENCE SOUTH 73 DEGREES 54 MINUTES 28 SECONDS WEST, 102.86 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES 54 SECONDS WEST, 280.96 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 24.19 FEET TO SAID OLD CLAIM LINE; THENCE SOUTH 87 DEGREES 59 MINUTES 05 SECONDS WEST ALONG SAID OLD CLAIM LINE 789.92 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

# WINDMILL FARMS

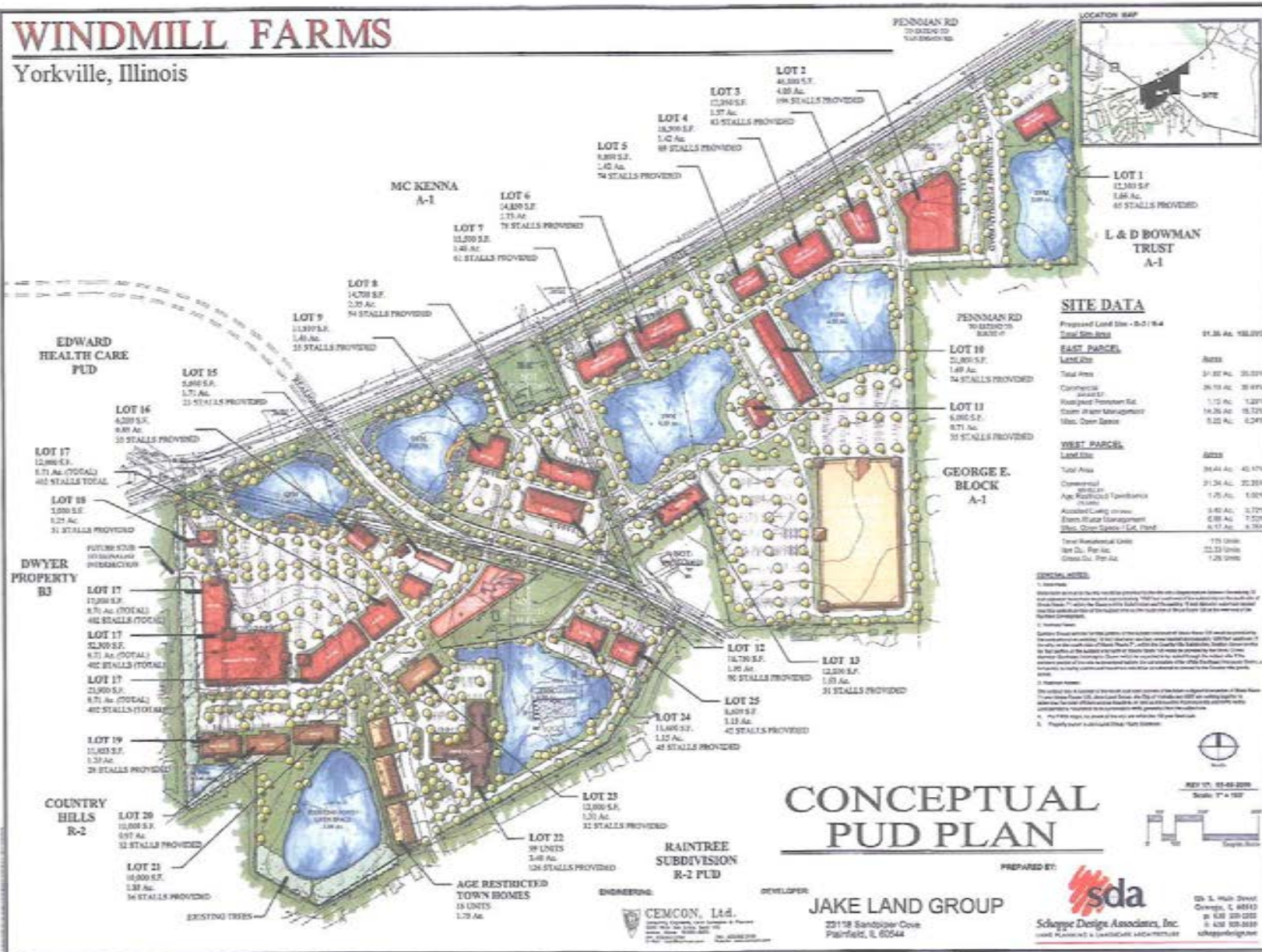
Yorkville, Illinois





# WINDMILL FARMS

Yorkville, Illinois



**Site Planning Principles**

The Site Planning Principles address issues that affect the way that individual sites should be developed in order to blend in with the existing character of the City.

- PRINCIPLE 4: *Incorporate existing site conditions into development plans*  
 PRINCIPLE 5: *Provide a sense of architectural interest and unique identity throughout the City*  
 PRINCIPLE 6: *Enhance pedestrian experience and establish sense of place through careful design and location of open spaces*  
 PRINCIPLE 7: *Thoughtful consideration of vehicular and pedestrian circulation within individual developments*  
 PRINCIPLE 8: *Appropriate design of parking lots, utilities, service areas and detention areas to reduce the negative impact of typically unattractive site components*

■ **Desirable Elements:**

The following elements shall be incorporated into development within the City:

- Richness of building surface and texture
- Articulated mass and bulk
- Clear visibility of entrances
- Well organized commercial signage
- Landscaped and screened parking
- Special paving identifying intersections and crosswalks
- Pedestrian friendly streetscapes and open spaces
- Thoughtful consideration of circulation
- Screening of mechanical equipment, service areas, parking lots and any undesirable elements
- Step-down of building scale along pedestrian routes and building entrances
- Recognition of building hierarchy
- Formal entry plazas and courtyards
- Detention used as an amenity
- Existing trees incorporated into development
- Multi-planed, pitched roofs
- Roof overhangs and arcades
- Provide defined entrance roads into developments and provide adequate vehicle storage bays at egress drives



*Richness of building materials creates visual interest*



*Landscaping softens the view of parking*



#### ■ Undesirable Elements:

The following elements are discouraged in developments within the City:

- Concrete detention basins
- Large, blank, unarticulated wall surfaces
- Visible outdoor storage, loading, equipment and mechanical areas
- Disjointed parking areas and confusing circulation patterns
- Large expanses of parking/asphalt
- Service areas near major entries and/or that are easily visible from roadway
- Poorly defined site access points
- Large "boxlike" structures



*Avoid large expanses of parking lots*



*Avoid large blank wall surfaces*

#### **PRINCIPLE 4: Incorporate existing site conditions into development plans**

New development shall protect the existing environmental features throughout the City and minimize the impact of the development on the site and the surrounding land.

#### ■ Drainage Patterns

Proposed site plans shall incorporate existing drainage patterns on site in an effort to avoid significantly altering the manner in which drainage flows offsite. At the time of site plan submittal to the City, a drainage and detention plan must be submitted. The location and type of drainage facilities must be shown.



*Drainage swale utilizes natural drainage patterns*

#### ■ Topography and Soils

- Minimize cut and fill on site to reduce effects upon the natural drainage pattern and natural character of the site.
- Minimize disturbance in areas of significant existing vegetation. If necessary for site development, consider using tree wells and retaining walls to preserve existing trees where possible.



*Work with existing topography to avoid large cut and fill*

- Development on unsuitable soils is prohibited. Incorporate unsuitable soils into an open space component of the site plan.
- Stockpile top soil for later use in landscape areas.
- **Vegetation**
  - Preserve existing trees

Every effort should be made in the planning process to incorporate quality, existing trees into the site plan design. Any quality, existing tree that occurs within the specific buffer yard as required per *PRINCIPLE 9* shall remain undisturbed and be protected as part of the landscape buffer.



*Preservation of existing vegetation as buffer*

**PRINCIPLE 5: Provide a sense of architectural interest and unique identity throughout the City**

The Architectural standards are provided to preserve and guide the character of architecture throughout the City while allowing for individual architectural interpretation. All architectural proposals must be compatible with the vernacular of the northern Illinois region. In order to ensure compliance with the following architectural guidelines, the City requires that building elevations, plans, materials samples, color samples and illustrations be submitted for review and approval prior to the commencement of building construction.



*Building orientation creates central open space on axis with the main entry drive*

▪ **Buildings**

- Orientation

Building orientation should take advantage of the building to site relationship. The orientation and location of buildings defines open spaces and circulation corridors.

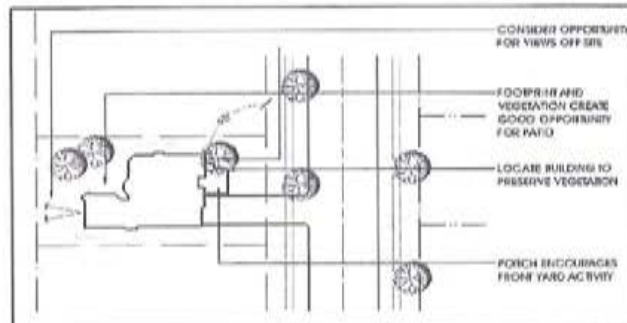
- Align focal architectural elements along major view or circulation axis.
- Define pedestrian spaces and streetscapes with building orientation.



*Orient primary buildings on axis and use as focal points*



- Create view corridors between buildings, plazas, courtyards and adjacent buildings.
- Create pedestrian spaces and plazas by varying building facades.
- Cluster buildings whenever possible, creating opportunities for plazas and pedestrian malls. Prevent long, linear facades from dominating the view.



*Residential building orientation creates private, intimate backyard space*

- Buildings adjacent to Routes 47, 71 and 126 must face the primary roadway. No service access, storage, etc. is allowed to face Routes 47, 71 and 126.
- Develop sites in a comprehensive and coordinated manner to provide order and compatibility (especially in the case of large sites which will be developed in phases).



*Building orientation can define main activity areas*

- The exterior character and orientation of all buildings and the spaces they define should encourage and enhance pedestrian activity.
- Attention should be given to the quality and usability of the outdoor spaces formed by the exterior of a dwelling and adjacent dwellings. Avoid locating the private area of one dwelling adjacent to the public area of an adjacent dwelling.



*Rear and side facades should incorporate architectural design elements*

- In multi-family residential developments, buildings should be oriented to create functional outdoor spaces.
- In residential neighborhoods, consideration should also be given to the views from adjacent dwellings and public spaces.
- Facades

Building facades should achieve a high level of visual interest when viewed from automobile and pedestrian vantage points.

- In residential developments, front yards and porches should be used to create a sense of place and community.
- Natural stone and masonry materials are to be used on the lower portions of buildings to create a visual anchor to the ground and provide interest at the pedestrian level.
- Vary the planes of exterior walls in depth and/or direction.
- Wall planes shall not run in a continuous direction more than 65 feet without an offset of at least 3 feet.
- Wall planes of more than 20 feet high are prohibited without incorporating meaningful techniques, such as awnings or a change in building material, to break up the perceived building mass.
- Awnings are encouraged along facades to provide color, shade and architectural interest. Where awnings are used along a row of contiguous buildings, a consistent form, material, color, location and mounting arrangement must be used.
- Awnings should be located to provide a consistent minimum 8 feet vertical clearance, with a maximum generally not to exceed 12 feet.
- Colors of awnings must complement the buildings.



*Awnings along facade*



*Awnings provide pedestrian scale element*



- Incorporate the awnings along with any signage to provide a uniformly designed building façade.
- Signs on awnings are permitted.
- Internally illuminated awnings are prohibited.



*Garage doors oriented to side*

- Awnings and canopies may be made of sheet metal or canvas membrane. Plastic or vinyl awnings are not permitted.
- In new residential neighborhoods, houses shall not repeat the same elevations without two lots of separation. Houses across the street from each other and back-to-back corner lots shall not be of the same elevation.
- In residential areas, garages should not dominate the street view. Rather, provide parking and garages to the side or rear of lots or set the garage face back from the primary façade of the house. Avoid allowing the garage to become the primary architectural feature.

#### ▪ Roof Treatment

Rooftops should be considered important design elements as viewed from a variety of vantage points such as at ground level, from other buildings and from adjacent perimeter roadways. A well-composed "roofscape" achieves an interesting skyline without becoming overly busy or contrived. Roof forms should serve as natural transitions from the ground level to intermediate masses to the tallest masses and back to the ground. Form should also be interesting when seen from above in adjacent buildings.



*Variation in roof treatments creates an interesting 'roofscape'*

#### ▪ Materials & Colors

Visual continuity in major building materials and colors is desired throughout the City. Specific criteria include the following:

- Material samples of all proposed buildings must be provided for review and be approved by the City.
- Materials should be consistent with the Community Character principles outlined in these guidelines.

- Wall materials that are muted, earth tone in color and have texture are to be used.
  - Reserve the use of strongly contrasting materials and colors for accents, such as building entrances, railings and trim. Avoid an excessive variety of façade materials.
  - Avoid using highly reflective materials and surfaces, such as polished metal, that generate glare, particularly at the pedestrian level.
  - Materials which may be incorporated include: native stone, brick, stucco and textured concrete. Alternative materials that achieve similar looks and are of high quality and low maintenance may be considered.
  - Common materials shall be located on all sides of the building with the exception of service areas not visible from a public street.
  - Coordinating materials within a development can tie together buildings of different sizes, uses and forms.
  - In new residential neighborhoods at the time of initial building permit, houses shall not be the same color unless there are at least two lots of separation. Houses across the street from each other are not permitted to be the same color.
  - Use contrasting but compatible building materials and textures to unify exterior building elements and to create depth, proportion and scale.
  - In residential developments, buildings should complement each other by using materials and colors within the same "family".
  - Building colors should be derived from, and related to, the finishes of primary building materials.
- Height
- The overall appearance of development shall be low and horizontal, with building heights throughout the community generally low to medium scale. Building heights are expected (and desired) to vary to ensure visual interest.
- Consider the use of taller buildings and/or elements to highlight significant intersections and pedestrian nodes.
  - Building heights shall be determined in a manner which enhances an overall residential quality.



*Varying roofline breaks up long expanse of building facade*



*Taller buildings help identify intersections*



- Maintain compatible relationships with adjacent dwellings and street frontages.
- Building heights shall be responsive to heights of homes located on slopes above and below the dwelling.
- Sight lines to greenbelts, open areas, water features and scenic horizon views are to be optimized and maintained to the fullest extent possible by minimizing the building height and obstruction.



*Front porch provides one-story element*

- Scenic view compatibility shall be considered in determining building height.
- Within a neighborhood, a combination of one, one and a half and two story dwellings is encouraged to add diversity to the streetscape. Entire neighborhoods or blocks of continuous two story dwellings are discouraged.
- For multilevel dwellings on corner lots, locate a one-story element of the dwelling at the street corner to help reduce the feeling of enclosure in the neighborhood.



*Front porch roof provides human scale element*

- A two-story dwelling can best relate to a neighboring one story if it contains a one-story element.

#### ▪ Scale

Buildings should appear to be of a "pedestrian" or "human" scale. When components in the built environment are designed in such a way that people feel comfortable, then human scale has been achieved. In general, this means that the size, patterns, textures, forms and overall three-dimensional composition can be appreciated at the pedestrian level.



*Varied building scale provides distinction between masses*

- Vary the height of buildings, and/or building elements where feasible, so they appear to be divided into distinct elements or masses.

- Avoid large-scale buildings that are "box-like" and typically dominate a site.
- Use building mass appropriate to the site. Place buildings with larger footprints, height and massing in core activity areas or in the heart of the development near similar densities. By doing so, the impact on adjacent land uses will be reduced.



*Pedestrian scale elements located along building facade*

- In residential areas, the relationship between the lot size, street width and building scale are important to creating a human scale. Elements such as trees, pedestrian path lighting and porches can aid in achieving human scale.
- Hierarchy

It is important to recognize that future projects will be developed using a variety of buildings with various uses. Vehicular and pedestrian traffic should be able to recognize the hierarchy of buildings and be able to decipher primary buildings from secondary buildings.



*Avoid 'box like' building scale*

- Primary Buildings

Primary buildings; such as major anchors, public buildings or major attractions, shall be located at prominent locations, anchoring a major view axis and serving as focal points in the community.

- Gateway Buildings

- Buildings at major entrances, corners, intersections or along significant roads should use special architectural elements to help identify that location as a "gateway". These elements also begin to define the sense of place for the community.



*Primary buildings located on axis and create focal point*



- Special architectural features may include corner towers, cupolas, clock towers, balconies, colonnades or spires.
- The use of vertical elements helps to frame the entrance and guide people into and through the development.



*Gateway buildings*

- Entrances
  - Primary entrances should be easily identifiable and relate to both human scale as well as the scale of the building(s) they serve.
  - Wherever possible, entrances should be inviting without becoming dark.
  - Main building entrances should be designed to be clearly identifiable from primary driveways and drop-offs. Additionally, they should be visible from parking areas.



*Main entry to store clearly identifiable*

### ▪ Retaining walls

- All retaining walls must be faced (veneered) with masonry (stone, brick, stucco or approved equal).
- Retaining walls adjacent to or visible from any street shall not exceed 4 feet in height. Grade changes that require retaining walls exceeding 4 feet must be terraced with a minimum of 4 feet clear separation between each wall. Exceptions may be reviewed and approved by the City in order to preserve existing tree stands.

- Walls should be designed as an integral part of the dwelling design. Stone sizes should be consistent and laid in a horizontal course. Masonry materials shall match or complement the facade of surrounding buildings.
- Walls at intersections must not interfere with safe sight distances.

**PRINCIPLE 6: Enhance pedestrian experience and establish sense of place through careful design and location of open spaces**

The creation of open space throughout the City is an essential technique used to break up building facades. The use of such pockets of interest creates views into the various developments. A wide range of open spaces such as public gathering plazas, open "greens", common play areas, neighborhood parks and natural preserves can be incorporated into development plans.

▪ **View Corridors**

- Open space is considered a valuable amenity, therefore careful consideration of vistas into open spaces from residential lots, streets and drives is required.
- Maintain view corridors to provide vistas of amenities, natural features, open spaces and other significant elements.
- Create focal points at main entries, on axis with major circulation route and pedestrian corridors to establish a strong identity and structure for the project.



*Community Park*



*View of amenity feature is framed by use of vegetation and road alignment, creating a signature element*



**Parks and Trails**

- In residential areas, parks should be located within a 5 minute walk (approximately 1,000 feet) from each home.
- Trail linkages should be provided from proposed neighborhoods to the City's comprehensive trail system, forest preserve trails and adjacent developments.

*Neighborhood Park*

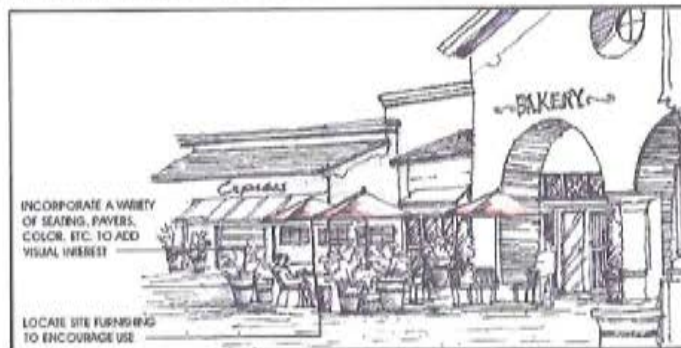
- **Courtyards and Plazas**

Courtyards, plazas and terraces should be designed at a human scale and incorporated as public amenities around non-residential buildings. Interrupting building facades to create "outdoor rooms" as well as varying the width of walkways will help create pedestrian spaces. These pedestrian spaces will create opportunities for comfortable outdoor experiences and are critical in defining plazas and courtyards.

- Orient plazas and courtyards to views of site amenities such as open space, water features, sculptural elements or landscaped areas.
- Consider opportunities to orient plazas and courtyards toward views of significant buildings or down long corridors.
- Wherever possible, create a sense of enclosure for outdoor seating areas. Such areas should be light and airy while providing a sense of safety from the elements.

*Landscaping and special paving give the seating area a sense of enclosure*

- Add elements such as trees, water features, a variety of seating areas and landscape color to give the public spaces an inviting appearance and visual interest.
- Incorporate pedestrian scaled lighting for safety and to promote use in the evening.
- Incorporate pavers and paving patterns to add interest and enhance the aesthetic quality of the spaces.
- Allow for outdoor tables and seating to promote use of the space. By doing so, an energy is created along the structure.

*Plazas and courtyards offer spaces for outdoor cafes*

**PRINCIPLE 7: Thoughtful consideration of vehicular and pedestrian circulation within individual developments**

The purpose of the circulation standards is to minimize hazards and conflicts and establish logical circulation patterns. The appropriate integration of vehicular and pedestrian circulation is intended to provide safe and convenient access to all sites while being attractive, efficient and functional.

- **Vehicular Circulation**

- **Primary Site Entrances**

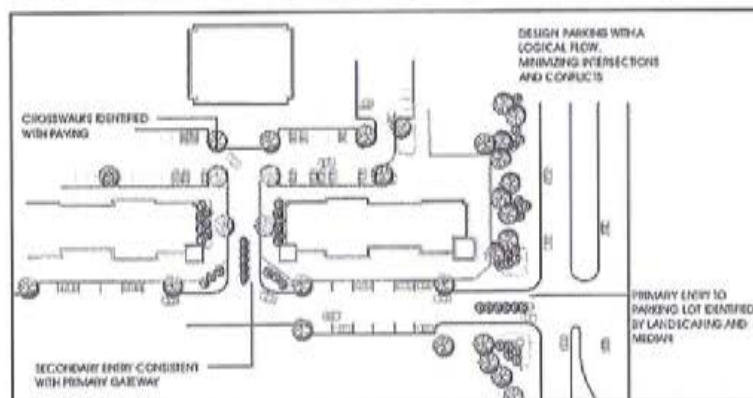
Each entrance to a parcel, individual building site or residential neighborhood from a primary roadway should be designed as a "gateway" to the area it serves. Design elements should be visually interesting and consistent with other streetscape materials used throughout the City.



*Primary residential entrance highlighted with signage, landscaping and water elements*

When designing entries into residential and non-residential tracts, developers shall:

- Coordinate with adjacent properties to consolidate entries and minimize access points along major roadways
- Minimize pedestrian and vehicle conflicts by reducing the quantity of crosswalks.
- Clearly identify site entries and provide a clear entry/arrival sequence.
- Provide "secondary" entries to parking lots and smaller residential neighborhoods from adjacent perpendicular minor roadways to major roadways. Paving material, plants, signs and lighting should match primary entrance treatments, although landscaping intensity and signage may be reduced in scale.
- Provide at least one "primary" entry to parking lots or residential communities. The use of medians and/or special paving or landscaping to identify primary entries is required.



*Single primary entrance reduces access points along Corridor*



- Internal Drives

All internal drives should visually lead drivers to building entries, site amenities or focal elements.

- Design drives and parking areas to fit the natural contours of the site in order to minimize cut and fill and maintain natural drainage.
- Align streets and drives to offer views to significant architectural features and site amenities and to direct drivers.
- Internal streets shall be separated from parking lots by landscape islands and walkways.



*Street alignment offers views of significant architectural feature*

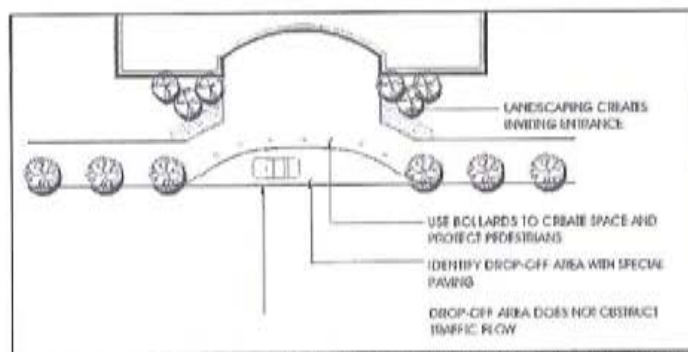
- Drop-Off Areas

Drop-off areas for vehicle passengers shall be incorporated into development plans and should provide safe, convenient access to building entries, pedestrian plazas and public open spaces. Drop-off areas must conform to all ADA regulations and standards.



*Landscaped island separates parking lot from internal drive*

- Emphasize drop-off areas with special paving material.
- Design drop-off lanes so they do not obstruct traffic flow when vehicles are stopped.
- Install bollards at drop-offs to provide protection for buildings and pedestrian walkways.



*Drop-off area doesn't conflict with regular traffic and is identified with paving and bollards*

### ▪ Service Areas

Service vehicle circulation throughout the City shall be designed to provide safe and efficient delivery routes for all anticipated service and delivery vehicles. The design of individual parcels to accommodate truck access shall meet all regulatory requirements for turning movements without sacrificing other important design objectives.

- Locate service areas away from major streets and building entrances.
- A noise barrier is required in situations where service areas are adjacent to a residential land use.
- Minimize pedestrian and service vehicle conflicts.
- Hide/screen views into service areas. Screening can be provided with landscaping or screen walls. Screen walls shall repeat materials and elements of the primary building.
- Adjoining uses should share service drives where possible.
- Design service drives to accommodate the traffic intended to use them including all entrance roads and access aisles that will be used to access the service areas.



*Service area screened with landscaping*

### ▪ Pedestrian Circulation

The purpose of pedestrian circulation standards is to establish guidelines for creating a pedestrian circulation system that is safe and efficient. Good walking environments include: continuous routes between sites, clearly defined access from parking areas, a variety of connected destinations and a feeling of safety and security. In essence, creating a sense of comfort.

#### ▪ Sidewalks

Sidewalks must be constructed to provide pedestrian access to adjacent development and connections to the pedestrian trails throughout the City. Within specific developments, sidewalks shall provide access to and from parking lots, neighborhoods, schools, parks and open spaces.

- Create distinct pedestrian corridors, which funnel pedestrians to logical gateways, plazas or other destinations.



*Path provides access to park and adjacent neighborhood*



- Place special emphasis on pedestrian connections that link schools, recreation areas and other major activity areas.
- Neighborhoods should have access to open space and pocket parks by way of sidewalks and trails.
- In residential areas, sidewalks should be located on both sides of the street.
- Pavers or other changes in material should be used for walks adjacent to buildings and at street intersections to identify and enhance pedestrian routes.



*Pavers next to building enhance appearance*

#### ▪ Crosswalks

Crosswalks are required at all intersections and key pedestrian crossings. Crosswalks must be identified by a change in color, height, width, texture, or materials. Refer to ADA regulations and standards for any specific criteria regarding crosswalks and ramps.



*Enhanced paving delineates crosswalk*

#### ▪ Pedestrian Circulation in Parking Lots

Walkways that lead pedestrians from parking areas to buildings or plazas should be designed to facilitate easy movement and minimize crossing conflicts with vehicles. Pedestrians should feel comfortable about their walkways to buildings and pedestrian corridors should be clearly identified.

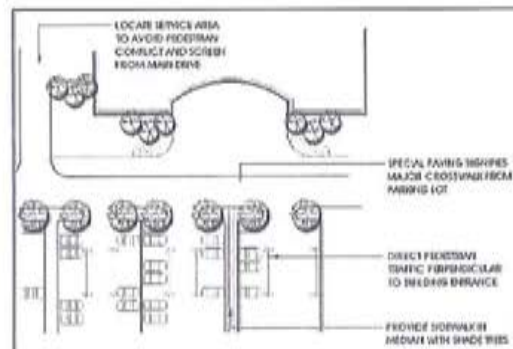


*Landscaped median with sidewalk*

- Pedestrians should not be required to cross service drives to reach major entrances from primary parking lots.
- Where major pedestrian routes within parking lots cross roadways and drives, use textured or colored paving materials to distinguish the route.
- Medians with sidewalks allow for safe circulation and reduce circulation conflicts.
- Wherever feasible orient parking aisles perpendicular to building entrances.



*Crosswalk delineated with paving and bollards*



*Median with sidewalk allows safe access to building entry*

### ▪ Accessibility

Owners and developers are expected to meet or exceed all requirements of the Americans with Disabilities Act (ADA), 1992, and all amendments thereto in the design and development of individual parcels, sites, buildings, and facilities. To the greatest extent possible, provide equal access in a manner that integrates ADA accessibility with ordinary accessibility, rather than separately.

### **PRINCIPLE 8: Appropriate design of parking lots, utilities, service areas and detention areas to reduce the negative impact of typically unattractive site components**

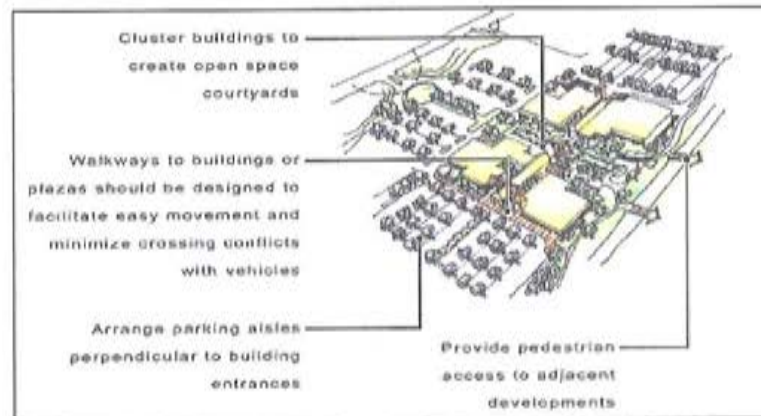
This section provides standards for the siting and layout of parking lots, service and loading areas, utilities, trash, storage and detention facilities. Specific landscaping criteria for these areas are included in the Landscape Principles section. Site plans specifying parking and circulation designs, utility and detention requirements shall be submitted to the City for review.

### ▪ Parking

- Parking ratios and quantity of spaces shall comply with the criteria set forth in the United City of Yorkville Zoning Ordinance.
- Parking areas should be designed and located so they provide safe and efficient vehicular and pedestrian circulation within a site.
- Minimize negative visual impacts from adjacent roadways.
- Break large expanses of pavement with landscape medians and islands.
- Divide parking areas which accommodate a large number of vehicles into a series of smaller, connected lots.
- Avoid situations where parking spaces directly abut structures.
- Separate parking aisles from interior collectors and entry drives whenever possible.



*Minimize negative visual impacts of parking from roadways*





- **Shared Parking**

Where opportunities exist for shared parking between uses with staggered peak parking demands, consider reducing the total number of parking spaces within each site or parcel. Parking should be shared between complementary uses such churches and office buildings.

- **Store Front & Street Parking Requirements**

All store front parking areas shall use angled parking or parallel parking. Areas shall be provided for sidewalks and landscaping between the store front and the edge of parking stall.

- **Bicycle**

To encourage and accommodate alternative transportation modes, provide bicycle parking within each building site. Locate bicycle parking areas so they are visible from building entrances and convenient for riders. Parking areas shall be landscaped in a manner consistent with pedestrian plazas. Also, bike racks should be of a style consistent with other site elements.

- **Substations/Water/Wastewater Stations**

Proposed electric substations, water pump stations and wastewater lift stations shall be screened from public views by a means of a 6 foot masonry wall on all sides with the exception of the area for gate access to the facility combined with landscaping. Service access shall be considered and incorporated into the screening program.

- **Detention**

- Drainage facilities should be used as an amenity to a development. If the existing topography allows, the location can be incorporated into an entry feature or can be the foundation for a park with trails and open space.
- Natural and/or vegetated drainage swales provide open space connections, filter runoff and improve the aesthetic appearance of development.
- Detention facilities should not be designed as to require chain link fencing or concrete walls. If such designs are required due to engineering requirements, consider using decorative modular stone to give the appearance of a retaining wall.
- Detention ponds located in the front yard building setback shall be designed as a curvilinear, contoured shape.



*Lake serves as main entry feature*



*Naturalistic drainage channel provides opportunities for trail connection*

**▪ Location of Utilities**

Visual and sound impacts of utilities, mechanical equipment, data transmission dishes, towers and other equipment should be minimized in all development plans.

- Design and install all permanent utility service lines underground.
- During construction and maintenance, minimize disruptions to other sites and businesses within the City.
- Temporary overhead distribution power and telephone lines are permitted during construction but shall be removed immediately upon completion of site and building construction.
- Wherever possible, mount data transmission and receiving telecommunication devices at ground level to the rear of structures and screen views from adjacent roadways, pedestrian paths and building sites.
- Screen all electrical transformers, gas meters and other utility cabinets from view.
- Structures are prohibited from being located in utility easements. Avoid locating signs, special landscape features, etc. in utility easements.
- Air conditioning units, vent systems and other mechanical systems that must be located on building roofs shall be screened from sight at the ground plane.
- In residential communities:
  - Items requiring screening should be located on the rear or side yards when possible and should be integrated into the unit design.
  - Air conditioning units must be located behind a screen wall or planting hedge.
  - Utility meters must be located on side or rear elevations of the dwelling.

**▪ Location of Service/Delivery/Trash/Storage Areas**

The visual impacts of service, delivery, trash and outdoor equipment or storage areas should be minimized, particularly relative to views from public roadways and pedestrian corridors. Thoughtful placement and integration into the architecture and site design is a priority for all sites.

- Orient service entrances, loading docks, waste disposal areas and other similar uses toward service roads and away from major streets and primary building entrances.
- Locate loading, service, trash and delivery areas so they do not encroach on any setbacks.



*Screen dumpsters with walls and materials that match architecture of primary building*

- Avoid locating service areas where they are visible from adjacent buildings or where they may impact view corridors. Such facilities are more appropriate at the rear of buildings or sites.
- Trash enclosures must be located away from residential property lines.
- Wherever possible, coordinate the locations of service areas between adjacent users or developments, so that service drives can be shared.



*Screen dumpsters with walls and materials that match architecture of primary building*

- Locate parking areas for outdoor equipment, trucks, trailers, service vehicles, etc. away from public parking lots and major pedestrian circulation routes. Unless totally out of view, screen these areas architecturally and with landscaping.
- All proposed dumpsters, trash receptacles, refuse storage containers, outdoor storage, and ground mounted equipment should be located within an enclosure providing screening along with landscaping along the perimeter. Such enclosures shall repeat materials and elements on the primary building.



The Data is provided without warranty or any representation of accuracy, timeliness, or completeness. It is the responsibility of the "Requester" to determine accuracy, timeliness, completeness, and appropriateness of its use. The United City of Yorkville makes no warranties, expressed or implied, to the use of the Data.  
-Parcel Data provided by Kendall County GIS

General Location of  
Offsite Improvements

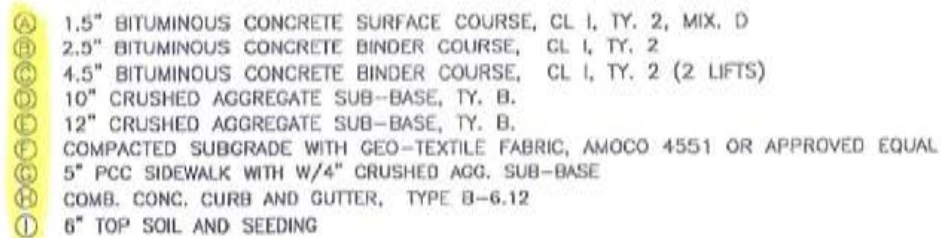


# Windmill Farms Exhibit "G"

0 25 50 100 150 200  
Feet  
1 inch equals 100 feet



## Page 2 of 2



(J) Joint filling with hot-poured rubberized asphalt cement

EXHIBIT H - WINDMILL FARMS ANNEXATION - RESIDENTIAL FEE SCHEDULE			
	<u>Name of Fee</u>	<u>Amount</u>	<u>Time of Payment</u>
1	School District Transition Fee	\$3,000 per unit	Paid to School District Office prior to issuance for building permit
2	Yorkville Bristol Sanitary District Connection Fee	\$1,400 per unit	At time of building permit, paid at City Hall with separate check made out to YBSD
3	Yorkville Bristol Sanitary District Annexation Fee	3806 per acre	Paid for entire development, at time of annexation to sanitary district
4	Yorkville Bristol Sanitary District Infrastructure Fee	3806 per acre	Paid for entire development, at time of annexation to sanitary district
5	Residential Building Permit Fee	\$650 + \$0.20 per square foot	Building Permit
6	Residential Water Connection Fee	\$3,700 per unit	Building Permit
7	Water Meter Cost (not applicable to fee lock)	\$390 per unit for SF	Building Permit
8	Residential City Sewer Connection Fee	\$2,000 per unit	Building Permit
9	Water and Sewer Inspection Fee	\$25 per unit	Building Permit
10	Public Walks and Driveway Inspection Fee	\$35 per unit	Building Permit
11a	Public Works (Development Impact Fee)	\$700 per unit	Building Permit
11b	Police (Development Impact Fee)	\$300 per unit	Building Permit
11c	Municipal Building (Development Impact Fee)	see "time of payment"	Municipal Building Impact Fee is set up as \$5,509 per unit if paid at time of permit, or \$3,288 per unit if paid at time of final plat for all units in the entirety of the annexed development.
11d	Library (Development Impact Fee)	\$500 per unit	Building Permit
11e	Parks and Rec (Development Impact Fee)	\$50 per unit	Building Permit
11f	Engineering (Development Impact Fee)	\$100 per unit	Building Permit
11g	Bristol Kendall Fire District (Development Impact Fee)	\$1,000 per unit	Building Permit
12	Parks Land Cash Fee	Calculated by ordinance, \$101,000 per acre	Building Permit or Final Plat, depending on annexation/development agreement and land/cash donations negotiated
13	School Land Cash Fee	Calculated by ordinance, \$101,000 per acre	Building Permit or Final Plat, depending on annexation/development agreement and land/cash donations negotiated
14	Road Contribution Fund	\$2,000 per unit	Building Permit
15	County Road Fee	\$1,707 per unit, escalating each calendar year at a rate determined by ordinance	Building Permit
16	Weather Warning Siren	\$75 per acre	Final Plat
17	Administration Review Fee	1.75% of Approved Engineer's Estimate of Cost of Land Improvements	Final Plat
18	Engineering Review Fee	1.25% of Approved Engineer's Estimate of Cost of Land Improvements	Final Plat
19	Engineering Coordination Fee	0.35% of Approved Engineer's Estimate of Cost of Land Improvements	Final Plat





# United City of Yorkville

EXHIBIT H - COMMERCIAL PERMIT FEES

County Seat of Kendall County  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

## COMMERCIAL PERMIT FEES

### Permit/Plan Review

Building Permit	\$750.00 plus \$0.20 per square foot
Plan Review	Based on building size (See Attached)

### Contributions

Development Fee	\$3000.00* - See Attached Ordinance 2004-55 (Increase in Bristol-Kendall Fire Protection District Fee)
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### Water/Sewer

Sewer Tap	See Attached Ordinance #96-11	
Water Tap	<u>Water Meter Size</u>	<u>Water Connection Fee</u>
	1"	\$ 3,700
	1 1/2"	\$ 4,000
	2"	\$ 5,000
	3"	\$ 8,000
	4"	\$15,000
	6" and larger	TBD
Water Meter	<u>Water Meter Size</u>	<u>Water Meter Price</u>
	1"	\$ 485.00
	1 1/2"	\$ 790.00
	2"	\$2800.00
	3"	\$3550.00
	4"	\$5420.00
	6"	\$8875.00

Engineering Inspections	\$60.00
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River Crossing Fee	\$25.00 per drain unit. See attached Ordinance 97-11
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\*\*Engineering and Landscaping review fees will be billed separately.

\*\*\* Please call the Yorkville Bristol Sanitary District for sanitary permit fees (630) 553-7657

# EXHIBIT H - MULTI-FAMILY PERMIT FEES

## MULTI-FAMILY RESIDENTIAL USE GROUP

A. New Construction Per Unit	\$350.00 plus \$0.15 per s.f.
B. Remodeling Per Unit	\$175.00 plus \$0.10 per s.f.
C. Detached Garage Per Unit without Electrical	\$50.00
D. Detached Garage Per Unit with Electrical	\$100.00
E. Temporary to Start Construction	25% of full permit fee, not to be applied to the full permit fee
F. Temporary Certificate of Occupancy when Requested by the Builder when Circumstances <u>Do Not</u> Warrant	\$50 per unit (non-refundable)

## ALL OTHER USE GROUPS

<input type="checkbox"/> A. New Construction	\$750.00 plus \$0.20 per square foot	<input type="checkbox"/>
B. Additions	\$500.00 plus \$0.20 per square foot	
C. Remodeling	\$350.00 plus \$0.10 per square foot	
D. Temporary to Start Construction	25% of full permit fee, not to be applied to the full permit fee	
E. Temporary Certificate of Occupancy when Requested by the Builder when Circumstances <u>Do Not</u> Warrant	\$200.00 (non-refundable)	

**NOTE:** Building permit fee does not include the plan review fee for the "multiple-family residential use group" and "other use group" categories. The plan review fee will be based on the schedule following the permit fees. Plan review fees to the inspection firm will be paid at the same time as the building permit fee.

PLAN REVIEW FEES (May vary due to outside consultant's fee schedules.)

BUILDING CODE

<i>Building Size</i>	<i>Fee</i>
1 to 60,000 cubic feet	\$355.00
60,001 to 80,000 cubic feet	\$400.00
80,001 to 100,000 cubic feet	\$475.00
100,001 to 150,000 cubic feet	\$550.00
150,001 to 200,000 cubic feet	\$650.00
over 200,000 cubic feet	\$650.00 + \$6.50 per 10,000 cubic feet over 200,000

REMODELING PLAN REVIEW      1/2 of Plan Review Fee Listed Above

ELECTRICAL, MECHANICAL, OR PLUMBING PLAN REVIEW ONLY  
1/4 of Plan Review Fee Listed Above

FIRE DETECTION/ALARM SYSTEMS

\$115.00 per 10,000 square feet of floor area

FIRE SPRINKLER SYSTEMS

<i>Number of Sprinklers</i>	<i>Pipe Schedule</i>	<i>Hydraulic Calculated</i>
Up to 200	\$250.00	\$500.00
201-300	\$300.00	\$575.00
301-500	\$400.00	\$775.00
Over 500	\$450.00	\$850.00
PLUS, for each Sprinkler over 500:	\$0.60/each	\$0.95/each

ALTERNATE FIRE SUPPRESSION SYSTEMS

Standpipe	\$175.00 per Standpipe Riser (No charge with Sprinkler Review)
Specialized Extinguisher Agent (Dry or Other Chemical Agent)	\$125.00 per 50 pounds agent
Hood & Duct Cooking Extinguisher Agent	\$150.00 flat rate per system.

**NOTE:** If any plan has to be sent to an outside consultant other than the inspection firm, the outside consultant's fee(s) will be charged and that fee paid directly to the outside consultant.



# Memorandum

To: Plan Council  
From: Krysti J. Barksdale-Noble, Community Development Director  
Date: January 2, 2019  
Subject: **PZC 2019-03 Hively Landscaping – former Windmill Farms PUD  
Proposed new Nursery/Greenhouse Retail Use (Rezoning)**

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I have reviewed the applications for Rezoning request provided December 11, 2018 as submitted by Matthew C. Hively, petitioner, as well as the concept site plans. The petitioner is seeking rezoning approval from the expired concept plan for a Planned Unit Development (PUD), which was never final platted, that had an underlying zoning of R-4 General Multi-Family Residence District and B-3 General Business Zoning to a zoning of B-3 General Business District and A-1 Agricultural District.

The purpose of the rezoning is to establish and operate a nursery and garden center with retail store on the proposed B-3 zoned parcel and an accessory building for the storage of equipment and landscape materials in the proposed A-1 zoned parcel. The total proposed area to be rezoned consists of approximately 16.21-acres of vacant land near IL Route 71 and IL Route 126.

Included within the applications are the following documents:

- 1) Application for Rezoning Parcel (05-03-200-022) to A-1 Agricultural District
- 2) Legal Description
- 3) Surrounding Property Owners
- 4) Plat of Survey prepared by Spaceco Inc., dated 10/30/17 with hand-drawn concept plan for nursery, retail shop, hoop house, gravel parking lot and landscaping.
- 5) Application for Rezoning Parcel (05-03-300-039 and 05-03-300-035) to B-3 General Business District
- 6) Legal Description
- 7) Surrounding Property Owners
- 8) ALTA/NSPS Land Title Survey prepared by Spaceco Inc., date revised 12/01/16 with hand-drawn concept plan for hoop houses, material bin storage, plant material storage and landscaping.

Based upon my review of the application documents and materials, I have compiled the following comments (requests to the petitioner are underlined):

## ***Land Use History***

- The subject property is currently zoned Planned Unit Development (PUD) with an underlying zoning of B-3 General Business District and R-4 General Multi-Family Residence District, as part of the Windmill Farm PUD approved in 2008 per Ordinance 2008-40.
- Per Exhibit “E” of Ord. 2008-40 granting Annexation and Planned Unit Development approval for the Windmill Farms development, the approximately 91-acre site, of which the subject property is included, was to be developed as with mixed residential and commercial land uses.
- The annexation and concept PUD plan were the only approvals granted for the Windmill Farm development. The property has remained vacant and unplatted since the original approvals in 2008. Per the City Attorney, since the concept plan was never subsequently formalized by a final

plat or plan, and with the passage of time, the concept plan for the Windmill Farm development is no longer valid.

- A separate ordinance repealing the original Windmill Farm PUD (Ord. 2008-40) will be prepared with by the City Attorney for recordation along with the ordinances rezoning the subject parcels, if approved by the City Council.

### ***Zoning***

- The proposed uses are defined in the Yorkville Zoning Ordinance as a “nursery/greenhouse” and “agricultural”.
- The nursery/greenhouse use is a permitted use in the B-3 General Business District, which is by definition, a “retail business whose principal activity is the selling of plants and having outdoor storage, growing and/or display of plants.”
- The agricultural use is a permitted use in the A-1 Agricultural District, which is defined as “the employment of land for the primary purpose of raising, harvesting, and selling crops, or....by any other horticultural, floricultural or viticulture use...”

The following are the current immediate surrounding zoning and land uses for the entire area surrounding the approximately 91-acre Windmill Farms PUD:

<b>Zoning</b>		<b>Land Use</b>
<b>North</b>	A-1 Agriculture	Unincorporated Kendall County (Farm Land)/IL Rte 71
<b>South</b>	A-1 Agriculture/R-2 & R-2D Detached & Attached Residential	Unincorporated Kendall County (Landscape Business)/Raintree Village (Residential)
<b>East</b>	A-1 Agriculture	Unincorporated Kendall County (Farm Land)
<b>West</b>	B-3 Business/R-2 Detached Residential	Country Hills (Commercial & Residential)

### ***Comprehensive Plan (Future Land Use)***

- The subject property’s future land use is classified as “Estate/Conservation Residential (ERC)” which is intended to provide flexibility for residential design in areas that can accommodate low-density detached single-family housing but also include sensitive environmental and scenic features that should be retained and enhanced.
- Due to this future land use classification, if the rezoning requests are approved, an amendment to the Comprehensive Plan Future Land Use map will be necessary. The proposed B-3 zoned parcel would correlate with a future land use designation of “Destination Commercial (DC)” and “Agricultural Zone (AZ)” for the A-1 zoned parcel.

### ***Proposed Concept/Site Plan***

- All buildings will be subject to the City's Appearance Code (see attached).
  - For new commercial land uses, Masonry products or precast concrete shall be incorporated on at least fifty percent (50%) of the total building, as broken down as follows: The front facade shall itself incorporate masonry products or precast concrete on at least fifty percent (50%) of the facade. Any other facade that abuts a street shall incorporate masonry products. The use of masonry products or precast concrete is encouraged on the remaining facades.
- Gravel parking lot will not be permitted.
- Depending on total proposed impervious surface, onsite detention maybe required. Maximum impervious surface for the B-3 Zoning District (Nursery) is 80%.
- Parking required for nursery use (B-3) is 3 spaces per 1,000 square feet.

- More details will need to be provided regarding the material bin/plant storage containers, hoop houses and scale area. Photographic images, manufacturing cut sheets or elevation drawings of these operational areas will be required.
- The following chart illustrates the minimum required yard setbacks for buildings/structures within the **B-3 General Business District**:

Minimum Requirement		Proposed Setback
Front (IL Rte. 71)	50 feet	<b>Not Provided</b>
Rear	20 feet	<b>Not Provided</b>
Interior Side (East)	20 feet	<b>Not Provided</b>
Interior Side (West)	20 feet	<b>Not Provided</b>

- The following chart illustrates the minimum required yard setbacks for buildings/structures within the **A-1 Agricultural District**:

Minimum Requirement		Proposed Setback
Front (IL Rte. 71)	100 feet	<b>Not Provided</b>
Rear	N/A	<b>N/A</b>
Interior Side (East)	50 feet	<b>Not Provided</b>
Interior Side (West)	50 feet	<b>Not Provided</b>

- Staff recommends a hard-lined, non hand-drawn concept plans with setback dimensions, parking calculations and total impervious surface for submittal to the Economic Development Committee meeting. Revised concept plans will be required to be submitted to staff no later than January 22, 2019.

### ***Utilities***

- What is your planned water source? There are no nearby public utilities (water, sewer) in this area. Please provide narrative of proposed water source.

### ***Fencing***

- Maximum fence height is 6 feet, 8 feet if adjacent to residential. A dimensioned section detail will be required for any proposed fence.

### ***Access/Transportation***

- Any work within IDOT's right-of-way (i.e. berm along IL 71) will require an IDOT permit.
- IDOT's approval will be required for all proposed access points off of IL 71 and IL 126.

### ***Signage***

- Section 10-20-9 of the Zoning Ordinance provides criteria related to business zoning district signage. Please refer to the following link to the Sign Ordinance for additional information:  
[https://www.sterlingcodifiers.com/codebook/index.php?book\\_id=415&ft=4&find=10-20](https://www.sterlingcodifiers.com/codebook/index.php?book_id=415&ft=4&find=10-20)

### ***Landscape Ordinance***

- It is anticipated that the property will need to be cleared in preparation for the installation of the nursery site. Per Section 8-12-2-H of the Landscape Ordinance, a Tree Preservation Plan is required for all lots five (5) acres or greater in area. No live trees with a four inch (4") DBH



(diameter breast height) may be removed without first submitting an application for tree removal and receiving approval from the City. Please provide, if required.

- Please refer to the following link to the Landscape Ordinance for additional information:  
[http://www.sterlingcodifiers.com/codebook/index.php?book\\_id=415](http://www.sterlingcodifiers.com/codebook/index.php?book_id=415)



*Engineering Enterprises, Inc.*

January 2, 2019

Ms. Krysti Barksdale-Noble  
Community Development Director  
United City of Yorkville  
800 Game Farm Road  
Yorkville, IL 60560

**Re: *Hively Landscaping – Rezoning/Concept Plan Review  
United City of Yorkville, Kendall County, Illinois***

Dear Krysti:

We are in receipt of the following items for the above referenced project:

- Application for Rezoning
- Yorkville Nursery Concept Plan (Parcel 3)
- Yorkville Garden Center Concept Plan (Parcel 8)

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

**General**

1. For the project to proceed engineering plans would need to be provided. The plans would need to include, but not be limited to, the following items:
  - a. Existing Conditions and Demolition Plan
  - b. Grading and Drainage Plan
  - c. Utility Plan
  - d. Erosion Control Plan
  - e. Construction Specifications and Details
  - f. Landscaping Plan
2. The following permits and submittals may be required for this project:
  - a. IDOT for access to Routes 71 and 126
  - b. IEPA for compliance with ILR-10 General Construction Permit
  - c. Stormwater Permit
  - d. Wetland Delineation and Permitting

Ms. Krysti Barksdale-Noble  
January 2, 2019  
Page 2

The Owner should submit the necessary plans, permits, and supporting documents for review as the project proceeds. If you have any questions or require additional information, please contact our office.

Sincerely,

ENGINEERING ENTERPRISES, INC.

  
Bradley P. Sanderson, P.E.  
Vice President

BPS/TNP

pc: Mr. Bart Olson, City Administrator (Via e-mail)  
Ms. Erin Willrett, Assistant City Administrator (Via e-mail)  
Mr. Jason Engberg, Senior Planner (Via e-mail)  
Mr. Eric Dhuse, Director of Public Works (Via e-mail)  
Mr. Pete Ratos, Building Department (Via e-mail)  
Ms. Dee Weinert, Admin Assistant (Via e-mail)  
Ms. Lisa Pickering, Deputy Clerk (Via e-mail)  
Mr. Matthew Hively, Hively Landscaping (Via e-mail)  
TNP, JAM, EEI (Via e-mail)

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE  
UNITED CITY OF YORKVILLE  
PLANNING AND ZONING COMMISSION  
PZC 2019-03**

**NOTICE IS HEREBY GIVEN THAT** Matthew C. Hively, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of three (3) parcels. The real property is located south of Illinois Route 71, and north of Illinois Route 126 and part of the previously approved Windmill Farms Annexation Agreement, which allowed for certain land uses consistent with those found in the R-4 General Multi-Family Residence District and B-3 General Business Zoning districts. The petitioner is seeking to rezone two (2) parcels to the B-3 General Business District and one (1) parcel to the A-1 Agricultural District. The purpose of the rezoning is to establish and operate a nursery and garden center with retail store on the proposed B-3 zoned parcels and an accessory building for the storage of equipment and landscape materials in the proposed A-1 zoned parcel.

The legal description of said parcels is as follows:

**PARCEL 3**

That part of the Northeast quarter of Section 3, Township 36 North, range 7 East of the third principal meridian described as follows: Beginning at the Southwest corner of said Northeast quarter; thence North 01 degrees 34 minutes 52 seconds West along the West line of said Northeast quarter 245.12 feet; thence South 84 degrees 27 minutes 30 seconds East 198.51 feet; thence North 00 degrees 42 minutes 30 seconds West 423.02 feet to the center line of Illinois State Route No. 71; thence North 60 degrees 02 minutes 30 seconds East along said center line 472.59 feet to a line drawn North 00 degrees 10 minutes 48 seconds East parallel with the West line of said Northeast  $\frac{1}{4}$ , from a point on the South line of said Northeast  $\frac{1}{4}$  which is 598.62 feet Easterly of the Southwest corner of said Northeast  $\frac{1}{4}$ ; thence South 00 degrees 10 minutes 48 seconds West along said parallel line 880.56 feet to said South line; thence South 89 degrees 34 minutes 48 seconds West along said South line 598.62 feet to the point of beginning, being a portion of a larger parcel of land described as parcel 3 in Quit Claim Deed recorded on April 24, 2017 as Document 2001700006075, in Kendall County, Illinois.

**PARCEL 8**

That part of the Southwest quarter of Section 3, Township 36 North, Range 7 East of the third principal meridian, described as follows: Commencing at the Southwest corner of said Southwest quarter; thence North 00 degrees 08 minutes 14 seconds West along the West line of said Southwest quarter, 1,995.75 feet to the center line of Illinois State Route No. 71; thence North 71 degrees 23 minutes 59 seconds East along said center line 30.45 feet to the point of intersection of said center line with center line of Illinois State Route No. 126 for the point of beginning; thence North 71 degrees 23 minutes 59 seconds East along said Route 71 center line 230.67 feet to a point of curvature; thence Northeasterly along a curve to the left having a radius of 11,459.20 feet which is tangent to the last described course at the last described point at the last description point, 1,141.60 feet to the intersection with the center line extended Northwesterly of Wing Road; thence South 21 degrees 30 minutes 13 seconds East along said Wing Road center line 761.0 feet; thence South 58 degrees 16 minutes 47 seconds West 265.38 feet to said Route 126 center line; thence Northwesterly along said Route 126 center line being along a curve to the left and having a radius of 2292.01 feet which is tangent to a line drawn North 72 degrees 57 minutes 06 seconds West from the last described point 147.83 feet; thence North 76 degrees 38 minutes 49 seconds West along said Route 126 center line 850.98 feet thence Northwesterly along said Route 126 center line being along a curve to the right and having a radius of 2,148.79 feet which is tangent to the last described course at the last described point, 383.53 feet to the point of beginning, excepting therefrom that part described as follows: that part of the Southwest quarter of Section 3, Township 36 North, Range 7 East of the third principal meridian described as follows:

Commencing at the Southwest corner of said Southwest quarter; thence North 00 degrees 08 minutes 14 seconds West along the West line of said Southwest quarter 1,995.75 feet to the center line of Illinois State Route 71; thence North 71 degrees 23 minutes 59 seconds East along said Route 71 center line 261.12 feet to a point of curvature; thence Northeasterly along a curve to the left having a radius of 11,459.20 feet which is tangent to the last described course 1,141.60 feet to the intersection with the center line extended Northwesterly of Wing Road for the point of beginning; thence South 21 degrees 30 minutes 13 seconds East along said Wing Road center line 258.05 feet; thence South 68 degrees 29 minutes 47 seconds West 200.0 feet; thence North 21 degrees 30 minutes 13 seconds West parallel with said Wing Road center line 250.0 feet to said Route 71 center line; thence Northeasterly along said Route 71 center line 200.16 feet to the point of beginning, in the United City of Yorkville, Kendall County, Illinois.

And also excepting, that part of the Southwest quarter of Section 3 in Township 36 North, Range 7 East of the third principal meridian, Kendall County, Illinois, described as follows with bearings referenced to the Illinois State Plane Coordinate System East Zone (NAD83); commencing at the Southwest corner of the Southwest quarter of said Section 3; thence North 01 degree 35 minutes 30 seconds West, 1995.04 feet along the West line of said Southwest quarter to the centerline of a public highway designated IL 71; thence North 69 degrees 55 minutes 19 seconds East, 31.52 feet along said centerline to the point of beginning, from the point of beginning; thence North 69 degrees 55 minutes 19 seconds East, 230.66 feet along said centerline; thence Northeasterly, 940.58 feet along an 11,479.02 foot radius curve to the left having a chord bearing North 67 degrees 34 minutes 29 seconds East, 940.31 feet; thence South 22 degrees 56 minutes 31 seconds East, 60.03 feet; thence Southwesterly, 418.10 feet on an 11,539.02 foot radius curve to the right having a chord bearing South 66 degrees 16 minutes 29 seconds West, 418.08 feet; thence South 59 degrees 24 minutes 09 seconds West, 71.10 feet; thence South 25 degrees 14 minutes 24 seconds West, 60.52 feet; thence Southeasterly, 570.87 feet on an 875.00 foot radius curve to the left having a chord bearing South 55 degrees 22 minutes 46 seconds East, 560.80 feet; thence South 74 degrees 04 minutes 13 seconds East, 274.41 feet; thence South 64 degrees 05 minutes 29 seconds East, 35.85 feet; thence South 56 degrees 49 minutes 00 seconds West 64.56 feet to the center line of a public highway designated IL 126; thence Northwesterly, 162.08 feet on said centerline being a 2,291.64 foot radius curve to the left having a chord bearing North 76 degrees 16 minutes 12 seconds West, 162.05 feet thence North 78 degrees 17 minutes 46 seconds West, 357.37 feet on said centerline; thence North 53 degrees 52 minutes 46 seconds West, 96.76 feet to the existing Northerly right of way line of IL 126, thence Northwesterly, 297.03 feet on a 990.00 foot radius curve to the right having a chord bearing North 45 degrees 17 minutes 03 seconds West, 295.92 feet; thence North 36 degrees 39 minutes 21 seconds West, 23.77 feet; thence North 77 degrees 19 minutes 38 seconds West, 84.74 feet; thence South 69 degrees 03 minutes 36 seconds West, 100.61 feet; thence South 69 degrees 55 minutes 52 seconds West, 149.98 feet to the Southerly right of way line of said IL 71; thence South 65 degrees 32 minutes 40 seconds West, 113.94 feet to the centerline of said IL 126; thence Northwesterly, 119.55 feet on said centerline being a 2170.59 foot radius curve to the right having a chord bearing North 69 degrees 20 minutes 17 seconds West, 119.54 feet to the point of beginning.

**Parcel 8A (included in parcel 8 but separated out for title vesting purposes only):**

That part of the Southwest quarter of Section 3 in Township 36 North, Range 7 East of the third principal meridian, Kendall County, Illinois, described as follows with bearings referenced to the Illinois State Plane Coordinate System East Zone (NAD83): Commencing at the Southwest corner of the Southwest quarter of said section 3; thence North 01 degree 35 minutes 30 seconds West, 1995.04 feet along the West line of said Southwest quarter to the centerline of a public highway designated IL 71; thence North 69 degrees 55 minutes 19 seconds East, 31.52 feet along said centerline to the centerline of pavement SBI Route 66 (IL 126); thence South 69 degrees 20 minutes 17 seconds East, 119.54 feet along said centerline of pavement to the point of beginning; thence North 65 degrees 32 minutes 40 seconds East, 113.94 feet to the Southeasterly right of way line of FA Route 97 (IL 71); thence Southerly 44.66 feet on said right of way line being a 20.00 foot radius curve to the left whose chord bears South 03 degrees 27 minutes 31 seconds East, 35.94 feet to the Northeasterly existing right of way line of SBI Route 66 (IL 126); thence South 74 degrees 54 minutes 15 seconds East, 177.74 feet on said right of way line; thence South 78 degrees 17 minutes 46 seconds East, 376.03 feet on said right of way line; thence South 53 degrees 52 minutes 46 seconds East, 96.76 feet to the Centerline of SBI Route 66 (IL 126); thence North 78 degrees 17 minutes 46 seconds West, 464.15 feet

along said centerline; thence Northwesterly 279.59 feet along the center pavement of SBI Route 66 (IL 126), being a 2,170.59 foot radius curve to the right whose chord bears North 74 degrees 36 minutes 21 seconds West, 279.40 feet to the point of beginning situated in Kendall County, Illinois.

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

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, March 13, 2019 at 7 p.m.** at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville 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



STATE OF ILLINOIS        )  
                                      ) ss.  
COUNTY OF KENDALL    )

**Ordinance No. 2019-\_\_\_\_\_**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE REZONING TO THE B-3 GENERAL BUSINESS ZONING DISTRICT AND THE A-1 AGRICULTURAL DISTRICT OF THE PROPERTY LOCATED NEAR THE INTERSECTION OF ILLINOIS ROUTES 71 AND 126 AND REPEAL OF ORDINANCE 2008-42 AS IT APPLIES TO THE PROPERTY  
(Hively Landscaping)**

**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**, Matthew Hively (the “*Applicant*”) is the developer and contract purchaser of three vacant parcels located at the southwest intersection of Illinois Routes 71 and 126 (“Parcel A”), the southeast intersection of Illinois Routes 71 and 126 (“Parcel B”), and nearby south of Illinois Route 71 (“Parcel C”) all within the corporate limits of the City legally described in Section 2 and as shown on Exhibit A attached hereto and made a part hereof, and is seeking rezoning of Parcels A and B into the B-3 General Business District and Parcel C into the A-1 Agricultural District; and,

**WHEREAS**, Parcels A, B, and C were annexed to the City and zoned pursuant to Ordinance No. 2008-42, *AN ORDINANCE REZONING CERTAIN PROPERTY IN FURTHERANCE OF AN ANNEXATION AGREEMENT (Windmill Farms)* recorded with the

Kendal County Recorder's Office on July 12, 2008 as document 200800016876 into the Planned Unit Development Zoning District; and,

**WHEREAS**, the City in the adoption of its revised Zoning Ordinance and Zoning Map by Ordinance 2014-73, entitled *AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AUTHORIZING THE ADOPTION OF A NEW AMENDED YORKVILLE ZONING ORDINANCE*, adopted November 25, 2014, repealed the Planned Unit Development Zoning District and rezoned Parcels A, B, and C as shown on the revised Zoning Map; and,

**WHEREAS**, with the deletion of the Planned Unit Development zoning district and rezoning of Parcels A, B, and C as shown on the revised Zoning Map, the Zoning Ordinance adopted as Ordinance No. 2008-42 is no longer valid and can be repealed to clarify the zoning of Parcels A, B, and C; and,

**WHEREAS**, the Applicant desires to rezone Parcels A, B, and C from the districts shown on the revised Zoning Map into the districts stated above; and,

**WHEREAS**, the Planning and Zoning Commission convened and held a public hearing on March 13, 2019, to consider the rezoning after publication of notice and notice to property owners within five hundred (500) feet of the Parcels A, B, and C; and,

**WHEREAS**, the Planning and Zoning Commission reviewed the standards set forth in Section 10-4-10B.4 and made findings of fact and recommendation to the Mayor and City Council (the "*Corporate Authorities*") for approval of the rezoning; and,

**WHEREAS**, the Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission.

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

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

**Section 2:** That the Corporate Authorities hereby approve the rezoning of Parcels A and B, legally described as:

That part of the Southwest quarter of Section 3, Township 36 North, Range 7 East of the third principal meridian, described as follows: Commencing at the Southwest corner of said Southwest quarter; thence North 00 degrees 08 minutes 14 seconds West along the West line of said Southwest quarter, 1,995.75 feet to the center line of Illinois State Route No. 71; thence North 71 degrees 23 minutes 59 seconds East along said center line 30.45 feet to the point of intersection of said center line with center line of Illinois State Route No. 126 for the point of beginning; thence North 71 degrees 23 minutes 59 seconds East along said Route 71 center line 230.67 feet to a point of curvature; thence Northeasterly along a curve to the left having a radius of 11,459.20 feet which is tangent to the last described course at the last described point at the last description point, 1,141.60 feet to the intersection with the center line extended Northwesterly of Wing Road; thence South 21 degrees 30 minutes 13 seconds East along said Wing Road center line 761.0 feet; thence South 58 degrees 16 minutes 47 seconds West 265.38 feet to said Route 126 center line; thence Northwesterly along said Route 126 center line being along a curve to the left and having a radius of 2292.01 feet which is tangent to a line drawn North 72 degrees 57 minutes 06 seconds West from the last described point 147.83 feet; thence North 76 degrees 38 minutes 49 seconds West along said Route 126 center line 850.98 feet thence Northwesterly along said Route 126 center line being along a curve to the right and having a radius of 2,148.79 feet which is tangent to the last described course at the last described point, 383.53 feet to the point of beginning,

Excepting therefrom that part described as follows: that part of the Southwest quarter of Section 3, Township 36 North, Range 7 East of the third principal meridian described as follows:

Commencing at the Southwest corner of said Southwest quarter; thence North 00 degrees 08 minutes 14 seconds West along the West line of said Southwest quarter 1,995.75 feet to the center line of Illinois State Route 71; thence North 71 degrees 23 minutes 59 seconds East along said Route 71 center line 261.12 feet to a point of curvature; thence Northeasterly along a curve to the left having a radius of 11,459.20 feet which is tangent to the last described course 1,141.60 feet to the intersection with the center line extended Northwesterly of Wing Road for the point of beginning; thence South 21 degrees 30 minutes 13 seconds East along said Wing Road center line 258.05 feet; thence South 68 degrees 29 minutes 47 seconds West 200.0 feet; thence North 21 degrees 30 minutes 13 seconds West parallel with said Wing Road center line 250.0 feet to said Route 71 center line; thence Northeasterly along said Route 71 center line 200.16 feet to the point of beginning, in the United City of Yorkville, Kendall County, Illinois.

And also excepting, that part of the Southwest quarter of Section 3 in Township 36 North, Range 7 East of the third principal meridian, Kendall County, Illinois, described as follows with bearings referenced to the Illinois State Plane Coordinate System East Zone (NAD83); commencing at the Southwest corner of the Southwest quarter of said Section 3; thence North 01 degree 35 minutes 30 seconds West, 1995.04 feet along the West line of said Southwest quarter to the centerline of a public highway designated Il 71; thence North 69 degrees 55 minutes 19 seconds East, 31.52 feet along said centerline to the point of beginning, from the point of beginning; thence North 69 degrees 55 minutes 19 seconds East, 230.66 feet along said centerline; thence Northeasterly, 940.58 feet along an 11,479.02 foot radius curve to the left having a chord bearing North 67 degrees 34 minutes 29 seconds East, 940.31 feet; thence South 22 degrees 56 minutes 31 seconds East, 60.03 feet; thence Southwesterly, 418.10 feet on an 11,539.02 foot

radius curve to the right having a chord bearing South 66 degrees 16 minutes 29 seconds West, 418.08 feet; thence South 59 degrees 24 minutes 09 seconds West, 71.10 feet; thence South 25 degrees 14 minutes 24 seconds West, 60.52 feet; thence Southeasterly, 570.87 feet on an 875.00 foot radius curve to the left having a chord bearing South 55 degrees 22 minutes 46 seconds East, 560.80 feet; thence South 74 degrees 04 minutes 13 seconds East, 274.41 feet; thence South 64 degrees 05 minutes 29 seconds East, 35.85 feet; thence South 56 degrees 49 minutes 00 seconds West 64.56 feet to the center line of a public highway designated IL 126; thence Northwesterly, 162.08 feet on said centerline being a 2,291.64 foot radius curve to the left having a chord bearing North 76 degrees 16 minutes 12 seconds West, 162.05 feet thence North 78 degrees 17 minutes 46 seconds West, 357.37 feet on said centerline; thence North 53 degrees 52 minutes 46 seconds West, 96.76 feet to the existing Northerly right of way line of IL 126, thence Northwesterly, 297.03 feet on a 990.00 foot radius curve to the right having a chord bearing North 45 degrees 17 minutes 03 seconds West, 295.92 feet; thence North 36 degrees 39 minutes 21 seconds West, 23.77 feet; thence North 77 degrees 19 minutes 38 seconds West, 84.74 feet; thence South 69 degrees 03 minutes 36 seconds West, 100.61 feet; thence South 69 degrees 55 minutes 52 seconds West, 149.98 feet to the Southerly right of way line of said IL 71; thence South 65 degrees 32 minutes 40 seconds West, 113.94 feet to the centerline of said IL 126; thence Northwesterly, 119.55 feet on said centerline being a 2170.59 foot radius curve to the right having a chord bearing North 69 degrees 20 minutes 17 seconds West, 119.54 feet to the point of beginning,

with **Property Index Numbers 05-03-300-035 and 05-03-300-039** into the B-3 General Business District.

**Section 3:** That the Corporate Authorities hereby approve the rezoning of Parcel C, legally described as:

That part of the Northeast quarter of Section 3, Township 36 North, range 7 East of the third principal meridian described as follows: Beginning at the Southwest corner of said Northeast quarter; thence North 01 degrees 34 minutes 52 seconds West along the West line of said Northeast quarter 245.12 feet; thence South 84 degrees 27 minutes 30 seconds East 198.51 feet; thence North 00 degrees 42 minutes 30 seconds West 423.02 feet to the center line of Illinois State Route No. 71; thence North 60 degrees 02 minutes 30 seconds East along said center line 472.59 feet to a line drawn North 00 degrees 10 minutes 48 seconds East parallel with the West line of said Northeast  $\frac{1}{4}$ , from a point on the South line of said Northeast  $\frac{1}{4}$  which is 598.62 feet Easterly of the Southwest corner of said Northeast  $\frac{1}{4}$ ; thence South 00 degrees 10 minutes 48 seconds West along said parallel line 880.56 feet to said South line; thence South 89 degrees 34 minutes 48 seconds West along said South line 598.62 feet to the point of beginning, being a portion of a larger parcel of land described as parcel 3 in Quit Claim Deed recorded on April 24, 2017 as Document 2001700006075, in Kendall County, Illinois,

with **Property Index Number 05-03-200-022** into the A-1 Agricultural District.

**Section 4:** That pursuant to the recitals stated above, Ordinance No. 2008-42, *AN ORDINANCE REZONING CERTAIN PROPERTY IN FURTHERANCE OF AN ANNEXATION AGREEMENT (Windmill Farms)* be and is hereby repealed as it applies to Parcels A, B, and C and this Ordinance is recorded only for the purpose of repeal of that ordinance. The zoning approved by this Ordinance does not require the recording of this Ordinance and the Zoning Map of the City shall be changed to show the zoning changes as adopted herein that may be amended

in the future pursuant to the United City of Yorkville Zoning Ordinance without repeal of this Ordinance.

**Section 5:** 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	<input type="checkbox"/>
Finance	<input checked="" type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Mayor's Report #3

Tracking Number

CC 2019-19

### Agenda Item Summary Memo

**Title:** Proposed Fiscal Year 2019 – 2020 Budget

**Meeting and Date:** City Council – April 9, 2019

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

### Council Action Previously Taken:

Date of Action: CC 03-26-19

Action Taken: Public Hearing

Item Number: \_\_\_\_\_

**Type of Vote Required:** Majority

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

**Submitted by:** Rob Fredrickson

Finance

Name

Department

### Agenda Item Notes:

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\_\_\_\_\_  
\_\_\_\_\_

*Have a question or comment about this agenda item?*

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





# Memorandum

To: City Council  
From: Rob Fredrickson, Finance Director  
Date: March 20, 2019  
Subject: Fiscal Year 2020 Budget Revisions

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## **Summary**

Review of proposed changes to the Fiscal Year 2020 draft budget.

## **Background**

This item was last discussed at the March 12<sup>th</sup> City Council meeting, when City Administrator Olson gave a presentation on the FY 20 budget proposal. Since that meeting, the Library Finance Committee has approved several changes to the proposed Library Operations (82) Fund budget as identified below:

### **Budget Adjustment #1**

This adjustment increases postage and shipping by \$150, to account for projected escalations in the postage rate; increases Library operating supplies by \$1,000, due to the need for more supplies; and raises publishing & advertising by \$1,000 to account for increased marketing and advertising materials. The effect on FY 20 fund balance is a reduction of \$2,150.

### **Budget Adjustment #2**

This adjustment eliminates DVD rental fees for fiscal years 2020 through 2024. DVD rental fees were eliminated by the Library Board effective January 1, 2019. The effect on fund balance is a reduction of \$2,500 per fiscal year (\$12,500 in total).

### **Budget Adjustment #3**

This adjustment eliminates Library programming fees for fiscal years 2020 through 2024. Per the Library Board, library programs are provided at no cost. The effect on fund balance is a reduction of \$1,000 per fiscal year (\$5,000 in total).

### **Budget Adjustment #4**

This adjustment increases computer equipment & software by \$2,000 for fiscal years 2020 through 2024, in order to upgrade library computers and software. The effect on fund balance is a reduction of \$2,000 per fiscal year (\$10,000 in total).

### **Budget Adjustment #5**

This item is informational and has no impact on the proposed budget. The last three pages of the Purchasing Manager Analysis Report (addendum to the Budget Memo) were inadvertently omitted from the original version of the FY 20 proposed budget. Elected Officials have been provided with paper copies of these missing pages (44B - 44D) and they are also included as an attached to this memo.

### **Recommendation**

Staff recommends that the adjustments presented above be incorporated into the FY 20 proposed budget.

<u>Fiscal Year</u>	<u>Fund</u>	<u>Dept</u>	<u>Account Number</u>	<u>Description</u>	<u>Original Amount</u>	<u>Revised Amount</u>	<u>Effect on Fund Balance</u>	<u>Notes</u>	<u>Date</u>
<u>Budget Adjustment # 1</u>							Proposed by Library Finance Committee		
			82-820-54-00-5452	Postage & Shipping	600	750	(150)	Adjustment due to postal increase.	
2020	Library Operations	Library Operations	82-820-56-00-5620	Library Operating Supplies	2,000	3,000	(1,000)	Increase due to need for more supplies.	3/11/2019
			82-820-54-00-5426	Publishing & Advertising	1,000	2,000	(1,000)	Funds for marketing materials and advertising.	
Net Effect on Fund Balance							\$	(2,150)	
<u>Budget Adjustment # 2</u>							Approved by Library Finance Committee		
2020					2,500	-	(2,500)		
2021					2,500	-	(2,500)		
2022	Library Operations	Library Operations	82-000-48-00-4824	DVD Rental Income	2,500	-	(2,500)	DVD Rental Fees were eliminated by the Library Board, effective 1/1/2019.	3/11/2019
2023					2,500	-	(2,500)		
2024					2,500	-	(2,500)		
Net Effect on Fund Balance							\$	(12,500)	
<u>Budget Adjustment # 3</u>							Approved by Library Finance Committee		
2020					1,000	-	(1,000)		
2021					1,000	-	(1,000)		
2022	Library Operations	Library Operations	82-000-44-00-4439	Program Fees	1,000	-	(1,000)	Library programs are free, per the Library Board.	3/11/2019
2023					1,000	-	(1,000)		
2024					1,000	-	(1,000)		
Net Effect on Fund Balance							\$	(5,000)	
<u>Budget Adjustment # 4</u>							Approved by Library Finance Committee		
2020					-	2,000	(2,000)		
2021					-	2,000	(2,000)		
2022	Library Operations	Library Operations	82-820-56-00-5635	Computer Equipment & Software	-	2,000	(2,000)	Need to upgrade current computers and software.	3/11/2019
2023					-	2,000	(2,000)		
2024					-	2,000	(2,000)		
Net Effect on Fund Balance							\$	(10,000)	
<u>Budget Adjustment # 5</u>							Proposed by Management		
	Informational Item			Purchasing Manager Analysis Report - starts on page 44 (addendum to the Budget Memo)				Last three pages of the report were inadvertently omitted from the original FY 20 proposed budget draft.	3/12/2019
Net Effect on Fund Balance							\$	-	



## **Overall Effect of Proposed Budget Adjustments on Fund Balance/Fund Balance Equivalent**

	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	
	<b><u>Projected</u></b>	<b><u>Proposed</u></b>	<b><u>Projected</u></b>	<b><u>Projected</u></b>	<b><u>Projected</u></b>	<b><u>Projected</u></b>	<b><u>Totals</u></b>
General							
Fox Hill SSA							
Sunflower SSA							
Motor Fuel Tax							
City-Wide Capital							
Vehicle & Equipment							
Debt Service							
Water							
Sewer							
Land Cash							
Parks & Recreation							
Library Ops		(7,650)	(5,500)	(5,500)	(5,500)	(5,500)	(29,650)
Library Capital							
Countryside TIF							
Downtown TIF							
Downtown TIF II							
<b>Entity-Wide Total</b>	<b>-</b>	<b>(7,650)</b>	<b>(5,500)</b>	<b>(5,500)</b>	<b>(5,500)</b>	<b>(5,500)</b>	<b>(29,650)</b>

## Library Fund Balance Adjusted



	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
	<b><u>Projected</u></b>	<b><u>Proposed</u></b>	<b><u>Projected</u></b>	<b><u>Projected</u></b>	<b><u>Projected</u></b>	<b><u>Projected</u></b>
Library	514,719	471,125	419,202	353,460	275,514	181,827
Library Capital	<u>93,593</u>	<u>68,193</u>	<u>42,793</u>	<u>17,393</u>	<u>1,893</u>	<u>250</u>
<b>Adjusted Entity-Wide Total</b>	<b>608,312</b>	<b>539,318</b>	<b>461,995</b>	<b>370,853</b>	<b>277,407</b>	<b>182,077</b>

Fiscal Year Started	Municipality	Fiscal Year Completed	Department	Topic	Work Type (Research, ITB/RFP, Quotes, Contract)	Project Status (Open, On Hold, Closed, Complete)	Level of Effort - Low (1-10 hrs.); Medium (11-20 hrs.); High (20+ hrs.)	Budget	Proposal Amount	Purchased Amount	Cost Savings	Savings (%) Budget vs. Proposal Amount	Savings (%) Budget vs. Purchased Amount
FY19	Yorkville		PW	Layne PSA	Contract	Open	Low	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	Finance	Copier RFP	ITB/RFP	Complete	Medium	\$ 17,500.00	\$ 19,200.00	\$ 19,200.00	\$ 1,700.00	-9%	0%
FY19	Yorkville		PD	Disposal of vehicles	ITB/RFP	Open	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville		Finance	ERP RFP	ITB/RFP	Open	High	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville		Admin	Facilities Master Plan RFQ	ITB/RFP	Open	High	\$ 100,000.00	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville		PW	Fuel Station Bid	ITB/RFP	Open	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville		Admin	Jail RFP	ITB/RFP	Open	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	Admin	Janitorial Services RFP	ITB/RFP	Complete	High	\$ 31,140.00	\$ 35,808.00	\$ 35,808.00	\$ 4,668.00	-13%	0%
FY19	Yorkville		PW	Public Works Radio Purchase	ITB/RFP	Open	High	\$ 30,000.00	\$ 16,315.00	\$ 16,315.00	\$ (13,685.00)	84%	0%
FY19	Yorkville		PR	Research Park & Rec Catalog RFP	ITB/RFP	Open	High	\$ 55,000.00	\$ 23,820.00	\$ -	\$ (31,180.00)	131%	0%
FY19	Yorkville		PR	Sports Uniform ITB	ITB/RFP	Open	High	\$ 50,000.00	\$ 26,747.10	\$ -	\$ (23,252.90)	87%	0%
FY19	Yorkville		CD	UDO RFP	ITB/RFP	Open	Medium	\$ 50,000.00	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville		PW	Barricades	Quotes	Open	Low	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville		BD	Building Department Scanning Project	Quotes	On Hold	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	PW	Calcium Chloride Storage Container and Liquid Purchase	Quotes	Complete	Medium	\$ 13,800.00	\$ 7,600.00	\$ 7,921.99	\$ (6,200.00)	82%	-4%
FY19	Yorkville		Finance	Computer Replacement Program - Monitor Quote	Quotes	Open	Low	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville		Admin	Dry Erase Boards	Quotes	Closed	Low	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	PW	FCC License	Quotes	Complete	Low	\$ -	\$ 900.00	\$ 900.00	\$ 900.00	-100%	0%
FY19	Yorkville		CD	Fox Industrial Park Sign Quotes	Quotes	Open	Low	\$ 14,905.43	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	Admin	Furniture	Quotes	Complete	High	\$ -	\$ 1,600.00	\$ 1,360.00	\$ 1,600.00	-100%	18%
FY19	Yorkville		PD	Metronet	Quotes	Open	Low	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	PW	Naturalized Basin Maintenance Quotes	Quotes	Complete	Low	\$ 5,000.00	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	Admin	Office Supply	Quotes	Complete	Medium	\$ 30,700.00	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville		PD	Pole Mounted Speed Signs	Quotes	Open	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	Admin	Fuel Card Program	State Program	Complete	High	\$ 147,061.00	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	Admin	ACE Hardware Analysis	Research	Complete	Medium						
FY19	Yorkville		Admin	Community Solar Program	Research	Open	Low						
FY19	Yorkville		Admin	Contract Tracking Spreadsheet	Research	Open	Low						
FY19	Yorkville		CD	GIS Consortium	Research	Open	Low						
FY19	Yorkville		Admin	JOC Update	Research	Open	Low						
FY19	Yorkville		Admin	Kiosks	Research	Open	Low						
FY19	Yorkville		PW	LED Street Lighting	Research	Open	Low						
FY19	Yorkville		PD	PD Equipment Surplus	Research	Open	Low						
FY19	Yorkville		Admin	Purchasing Policy/Code	Research	Open	High						
FY19	Yorkville		PW	Vehicle Maintenance Program	Research	Open	High						
FY19	Yorkville	FY19	Admin	Vendor Analysis – Hardware/Tools/Supplies	Research	Complete	Low						
TOTAL SAVINGS											\$ (65,449.90)	161%	14%



Fiscal Year Started	Municipality	Fiscal Year Completed	Department	Topic	Work Type (Research, ITB/RFP, Quotes, Contract)	Project Status (Open, On Hold, Closed, Complete)	Level of Effort - Low (1-10 hrs.); Medium (11-20 hrs.); High (20+ hrs.)	Budget	Proposal Amount	Purchased Amount	Cost Savings	Savings (%) Budget vs. Proposal Amount	Savings (%) Budget vs. Purchased Amount
FY19	Oswego		Finance	Azavar	Contract	Complete	High	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Oswego		Police	Bi-Directional Amplifer	Contract	Complete	Low	\$ 24,000.00	\$ 18,401.00	\$ 16,161.00	\$ (5,599.00)	30%	14%
FY19	Oswego		Police	Mats	Contract	Complete	Low	\$ -	\$ -	\$ 9,995.00	\$ -	0%	0%
FY19	Oswego		Public Works	Layne PSA	Contract	Complete	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Oswego		Com. Dev.	Manhole Artist RFP	ITB/RFP	Open	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Oswego		Com. Dev.	Wine of the Fox Distributor	ITB/RFP	Open	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Oswego		Police	Building Signs (Interior/Exterior)	ITB/RFP	Complete	Medium	\$ 25,000.00	\$ 45,182.00	\$ 45,555.00	\$ 20,182.00	-45%	-1%
FY19	Oswego		Public Works	Pavement Markings	ITB/RFP	Complete	Low	\$ 92,457.00	\$ 99,336.58	\$ 82,355.95	\$ 6,879.58	-7%	21%
FY19	Oswego		Public Works	Snow Removal Services	ITB/RFP	Complete	High	\$ 215,328.00	\$ -	\$ -	\$ -	0%	0%
FY19	Oswego		Public Works	Street Patching	ITB/RFP	Complete	Medium	\$ 75,000.00	\$ 41,635.45	\$ 46,314.46	\$ (33,364.55)	80%	-10%
FY19	Oswego		Public Works	Water Meter Replacement	ITB/RFP	Complete	Medium	\$ 5,991,000.00	\$ 1,674,039.00	\$ -	\$ -	0%	0%
FY19	Oswego		Police	CSO Vehicle	Purchase	Complete	Low	\$ 27,825.00	\$ 25,503.00	\$ 25,503.00	\$ (2,322.00)	9%	0%
FY19	Oswego		Public Works	Bulk Fuel Purchase	Purchase	Complete	High	\$ 166,942.00	\$ -	\$ -	\$ -	0%	0%
FY19	Oswego		Police	Moving Truck	Quotes	Complete	Low	\$ 250.00	\$ 640.00	\$ 640.00	\$ 390.00	-61%	0%
FY19	Oswego		Police	Speed Trailer	Quotes	Complete	Low	\$ 20,000.00	\$ 19,550.00	\$ 19,550.00	\$ (450.00)	2%	0%
FY19	Oswego		Village	Office Supply Vendor	Quotes	Complete	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Oswego		Public Works	ADS Contract	Research	Complete	High						
FY19	Oswego		Human Resources	Audiometric Testing	Research	Open	Low						
FY19	Oswego		Com. Dev.	Equipment Rental Agreement	Research	Complete	Low						
FY19	Oswego		Public Works	Fleet Best Practices	Research	Open	High						
FY19	Oswego		Public Works	General Trades	Research	Open	High						
FY19	Oswego		Human Resources	Insurance Consultant	Research	Open	Low						
FY19	Oswego		Police	Old PD Furniture	Research	Open	High						
FY19	Oswego		Village	Procurement Process	Research	Open	High						
FY19	Oswego		Com. Dev.	Promotional Purchasing Program	Research	Open	Low						
FY19	Oswego		Administration	Property Registration Vendor	Research	Complete	Low						
FY19	Oswego		Village	Purchasing Code	Research	Open	High						
FY19	Oswego		Village	Purchasing Policy & Procedures Manual	Research	Open	High						
FY19	Oswego		Village	Solar Energy Savings	Research	Open	Low						
FY19	Oswego		Public Works	Strand & Associates Contract	Research	Open	Medium						
FY19	Oswego		Village	Surplus	Research	Complete	High						
TOTAL SAVINGS											\$ (14,283.97)	9%	24%

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FY19	Yorkville		Finance	ERP RFP	ITB/RFP	Open	High	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville		Admin	Facilities Master Plan RFQ	ITB/RFP	Open	High	\$ 100,000.00	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville		PW	Fuel Station Bid	ITB/RFP	Open	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville		Admin	Jail RFP	ITB/RFP	Open	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	Admin	Janitorial Services RFP	ITB/RFP	Complete	High	\$ 31,140.00	\$ 35,808.00	\$ 35,808.00	\$ 4,668.00	-13%	0%
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FY19	Yorkville		CD	UDO RFP	ITB/RFP	Open	Medium	\$ 50,000.00	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville		PW	Barricades	Quotes	Open	Low	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville		BD	Building Department Scanning Project	Quotes	On Hold	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	PW	Calcium Chloride Storage Container and Liquid Purchase	Quotes	Complete	Medium	\$ 13,800.00	\$ 7,600.00	\$ 7,921.99	\$ (6,200.00)	82%	-4%
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FY19	Yorkville		Admin	Dry Erase Boards	Quotes	Closed	Low	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	PW	FCC License	Quotes	Complete	Low	\$ -	\$ 900.00	\$ 900.00	\$ 900.00	-100%	0%
FY19	Yorkville		CD	Fox Industrial Park Sign Quotes	Quotes	Open	Low	\$ 14,905.43	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	Admin	Furniture	Quotes	Complete	High	\$ -	\$ 1,600.00	\$ 1,360.00	\$ 1,600.00	-100%	18%
FY19	Yorkville		PD	Metronet	Quotes	Open	Low	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	PW	Naturalized Basin Maintenance Quotes	Quotes	Complete	Low	\$ 5,000.00	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	Admin	Office Supply	Quotes	Complete	Medium	\$ 30,700.00	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville		PD	Pole Mounted Speed Signs	Quotes	Open	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	Admin	Fuel Card Program	State Program	Complete	High	\$ 147,061.00	\$ -	\$ -	\$ -	0%	0%
FY19	Yorkville	FY19	Admin	ACE Hardware Analysis	Research	Complete	Medium						
FY19	Yorkville		Admin	Community Solar Program	Research	Open	Low						
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FY19	Yorkville		PD	PD Equipment Surplus	Research	Open	Low						
FY19	Yorkville		Admin	Purchasing Policy/Code	Research	Open	High						
FY19	Yorkville		PW	Vehicle Maintenance Program	Research	Open	High						
FY19	Yorkville	FY19	Admin	Vendor Analysis – Hardware/Tools/Supplies	Research	Complete	Low						
FY19	Oswego		Finance	Azavar	Contract	Complete	High	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Oswego		Police	Bi-Directional Amplifer	Contract	Complete	Low	\$ 24,000.00	\$ 18,401.00	\$ 16,161.00	\$ (5,599.00)	30%	14%
FY19	Oswego		Police	Mats	Contract	Complete	Low	\$ -	\$ -	\$ 9,995.00	\$ -	0%	0%
FY19	Oswego		Public Works	Layne PSA	Contract	Complete	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Oswego		Com. Dev.	Manhole Artist RFP	ITB/RFP	Open	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Oswego		Com. Dev.	Wine of the Fox Distributor	ITB/RFP	Open	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Oswego		Police	Building Signs (Interior/Exterior)	ITB/RFP	Complete	Medium	\$ 25,000.00	\$ 45,182.00	\$ 45,555.00	\$ 20,182.00	-45%	-1%
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FY19	Oswego		Public Works	Street Patching	ITB/RFP	Complete	Medium	\$ 75,000.00	\$ 41,635.45	\$ 46,314.46	\$ (33,364.55)	80%	-10%
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FY19	Oswego		Police	CSO Vehicle	Purchase	Complete	Low	\$ 27,825.00	\$ 25,503.00	\$ 25,503.00	\$ (2,322.00)	9%	0%
FY19	Oswego		Public Works	Bulk Fuel Purchase	Purchase	Complete	High	\$ 166,942.00	\$ -	\$ -	\$ -	0%	0%
FY19	Oswego		Police	Moving Truck	Quotes	Complete	Low	\$ 250.00	\$ 640.00	\$ 640.00	\$ 390.00	-61%	0%
FY19	Oswego		Police	Speed Trailer	Quotes	Complete	Low	\$ 20,000.00	\$ 19,550.00	\$ 19,550.00	\$ (450.00)	2%	0%
FY19	Oswego		Village	Office Supply Vendor	Quotes	Complete	Medium	\$ -	\$ -	\$ -	\$ -	0%	0%
FY19	Oswego		Public Works	ADS Contract	Research	Complete	High						
FY19	Oswego		Human Resources	Audiometric Testing	Research	Open	Low						
FY19	Oswego		Com. Dev.	Equipment Rental Agreement	Research	Complete	Low						
FY19	Oswego		Public Works	Fleet Best Practices	Research	Open	High						
FY19	Oswego		Public Works	General Trades	Research	Open	High						
FY19	Oswego		Human Resources	Insurance Consultant	Research	Open	Low						
FY19	Oswego		Police	Old PD Furniture	Research	Open	High						
FY19	Oswego		Village	Procurement Process	Research	Open	High						
FY19	Oswego		Com. Dev.	Promotional Purchasing Program	Research	Open	Low						
FY19	Oswego		Administration	Property Registration Vendor	Research	Complete	Low						
FY19	Oswego		Village	Purchasing Code	Research	Open	High						
FY19	Oswego		Village	Purchasing Policy & Procedures Manual	Research	Open	High						
FY19	Oswego		Village	Solar Energy Savings	Research	Open	Low						
FY19	Oswego		Public Works	Strand & Associates Contract	Research	Open	Medium						
FY19	Oswego		Village	Surplus	Research	Complete	High						
TOTAL SAVINGS											\$ (79,733.87)	171%	37%

**ORDINANCE NO. 2019-\_\_\_\_\_**

**ORDINANCE APPROVING THE 2019-2020 FISCAL BUDGET  
FOR THE UNITED CITY OF YORKVILLE**

WHEREAS, the Mayor and City Council of the UNITED CITY OF YORKVILLE have duly held all Public Hearings, allowed public input, and have duly considered formation of a budget for the 2019-2020 Fiscal Year; and

WHEREAS, a tentative budget was duly announced and available for examination at the City offices of the UNITED CITY OF YORKVILLE; and

WHEREAS, the Mayor and City Council of the UNITED CITY OF YORKVILLE deem it in the best interest of the City for the orderly operation thereof to pass and approve the 2019-2020 Fiscal Year Budget being submitted on April 9, 2019 at its regular City Council Meeting:

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois that the 2019-2020 Budget totaling \$36,168,516 including the amounts of \$16,469,238 General Fund, \$718,788 Motor Fuel Tax Fund, \$225,470 Vehicle & Equipment Fund, \$2,538,097 Sewer Fund, \$5,770,144 Water Fund, \$4,548,408 City-Wide Capital Fund, \$324,025 Debt Service Fund, \$104,850 Land Cash Fund, \$2,343,405 Parks & Recreation Fund, \$1,620,345 Library Operations Fund, \$75,500 Library Capital Fund, \$923,808 Countryside TIF Fund, \$426,484 Downtown TIF Fund, \$35,000 Downtown TIF II Fund, \$13,977 Sunflower SSA Fund, and \$30,977 Fox Hill SSA Fund is hereby adopted for the 2019-2020 Fiscal Year, as presented.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 9<sup>th</sup> day of April, A.D. 2019.

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CITY CLERK

CARLO COLOSIMO \_\_\_\_\_  
JACKIE MILSCHEWSKI \_\_\_\_\_  
CHRIS FUNKHOUSER \_\_\_\_\_  
SEAVER TARULIS \_\_\_\_\_

KEN KOCH \_\_\_\_\_  
ARDEN JOE PLOCHER \_\_\_\_\_  
JOEL FRIEDERS \_\_\_\_\_  
JASON PETERSON \_\_\_\_\_

Approved by me, as Mayor of the United City of Yorkville, Kendall County,  
Illinois, this 9<sup>th</sup> day of April, A.D. 2019.

\_\_\_\_\_  
MAYOR

# **FISCAL YEAR 2020 BUDGET**



**PROPOSED**

**MAY 1, 2019 - APRIL 30, 2020**

# ***United City of Yorkville, Illinois***

## **Fiscal Year 2020 Budget**

**May 1, 2019 to April 30, 2020**

### *Elected Officials*

Mayor: Gary J. Golinski

1<sup>st</sup> Ward Alderman: Carlo Colosimo

1<sup>st</sup> Ward Alderman: Ken Koch

2<sup>nd</sup> Ward Alderman: Jackie Milschewski

2<sup>nd</sup> Ward Alderman: Joe Plocher

3<sup>rd</sup> Ward Alderman: Joel Frieders

3<sup>rd</sup> Ward Alderman: Chris Funkhouser

4<sup>th</sup> Ward Alderman: Seaver Tarulis

4<sup>th</sup> Ward Alderman: Jason Peterson

City Clerk: Beth Warren

### *Administration*

City Administrator: Bart Olson

Director of Finance/Deputy Treasurer: Rob Fredrickson

Director of Public Works: Eric Dhuse

Chief of Police: Rich Hart

Director of Community Development: Krysti Barksdale-Noble

Director of Parks & Recreation: Tim Evans

Library Director: Elisa Topper



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# Memorandum

To: City Council  
From: Bart Olson, City Administrator  
CC: Department Heads  
Date: March 7, 2019  
Subject: FY 20 budget narrative

Please accept this report and budget spreadsheet as proposal for the FY 20 budget. The budget proposed for approval by the City Council is for expenses and revenues scheduled to be spent and collected, respectively, between May 1, 2019 and April 30, 2020.

## **Background and “the big picture”:**

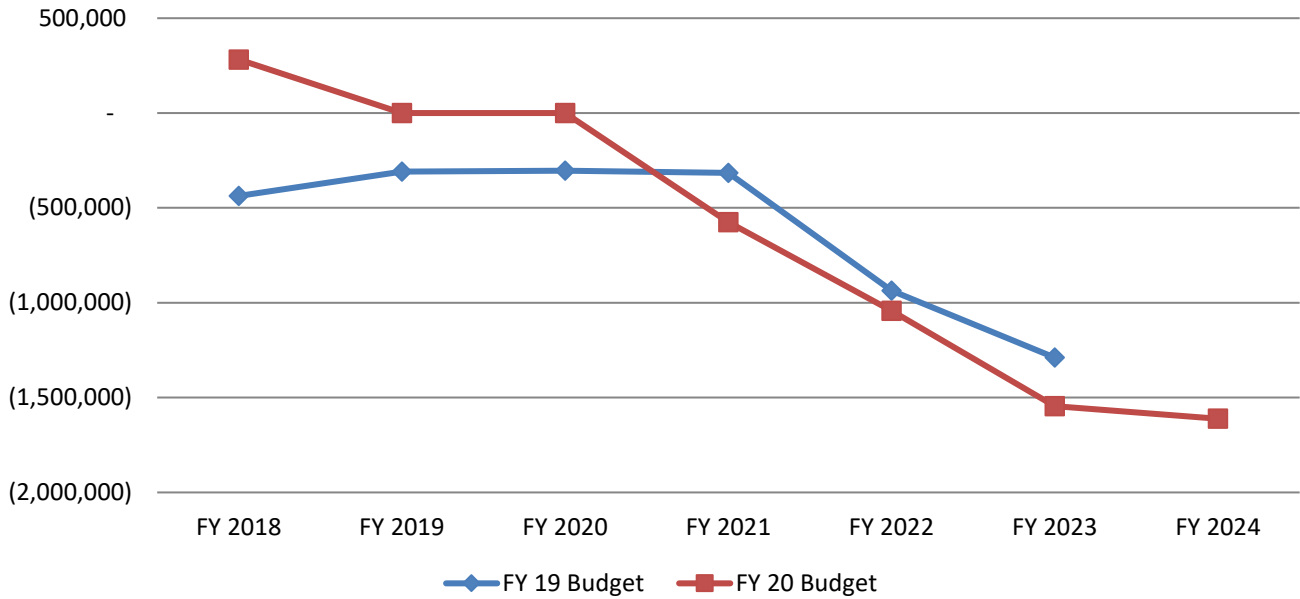
The City Council last discussed a comprehensive budget proposal in April 2018, when we approved the FY 19 budget, with additional information for FY 20, FY 21, FY 22, and FY 23. This approval represented the seventh five-year budget for the City, and we return to a five-year budget again this year.

Last year’s budget discussion focused on revenue growth underperforming expectations. Shortly after the budget memo was published, sales tax revenues started to beat historical estimates and they have continued to do so into FY 19. As a result, the FY 18 budget turned out much better than we expected, and the FY 19 budget is on pace to do the same.

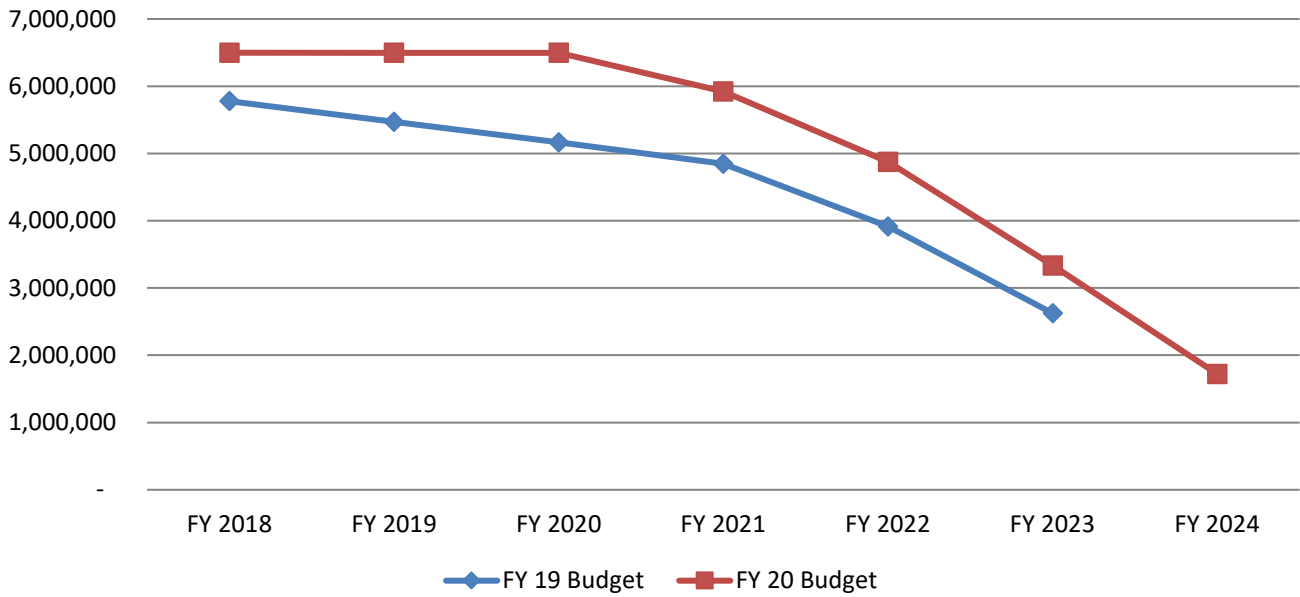
In this year’s budget proposal, overall budgeted funds have stabilized or improved from last year’s budget proposal. This is despite proposing no increases in water rates, sewer rates, and increasing property taxes only by the new construction amount in the City for the second year after multiple years of property tax reductions. Additionally, we’ve funded several major capital projects in FY 19, and in the five-year budget appended to this memo. With the timing of this budget memo as it relates to the March state sales tax disbursement reports (Christmas sales) and the city-wide employee health insurance quote having been received, we have few qualms about the FY 19 and FY 20 projections for some of our most volatile budget numbers.

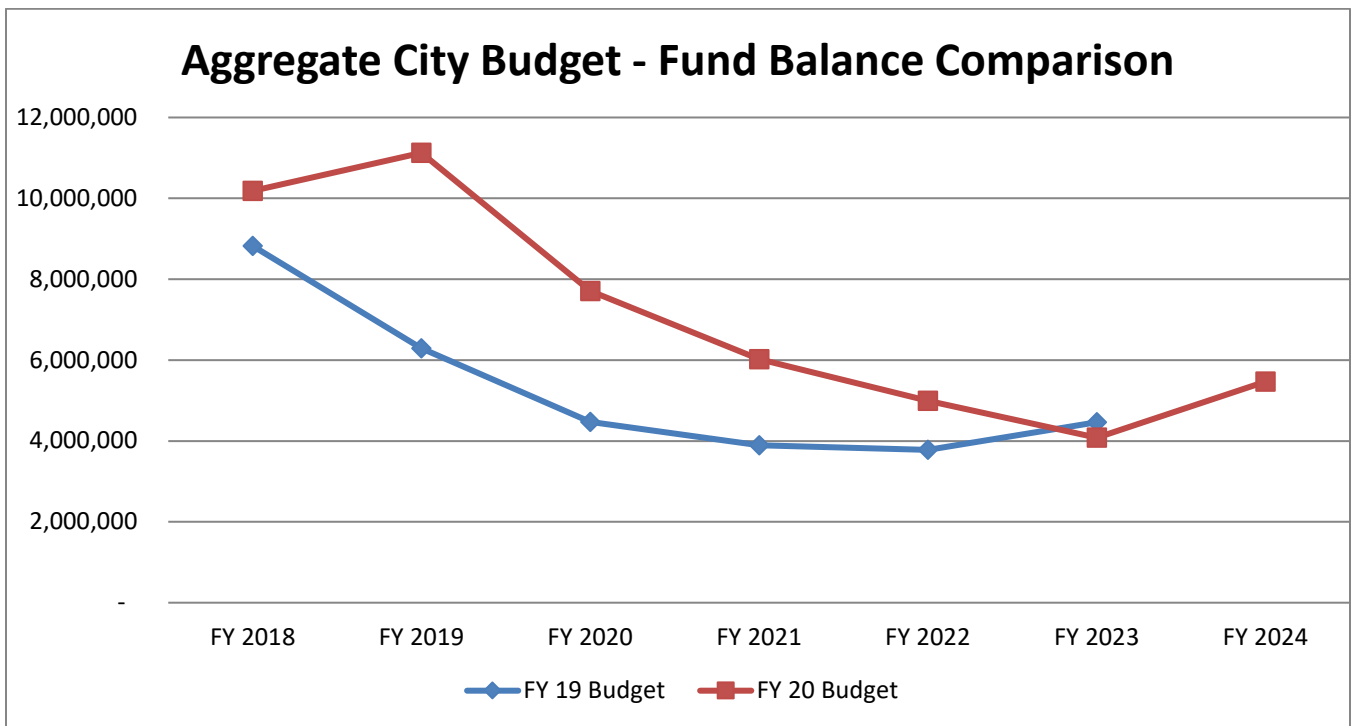
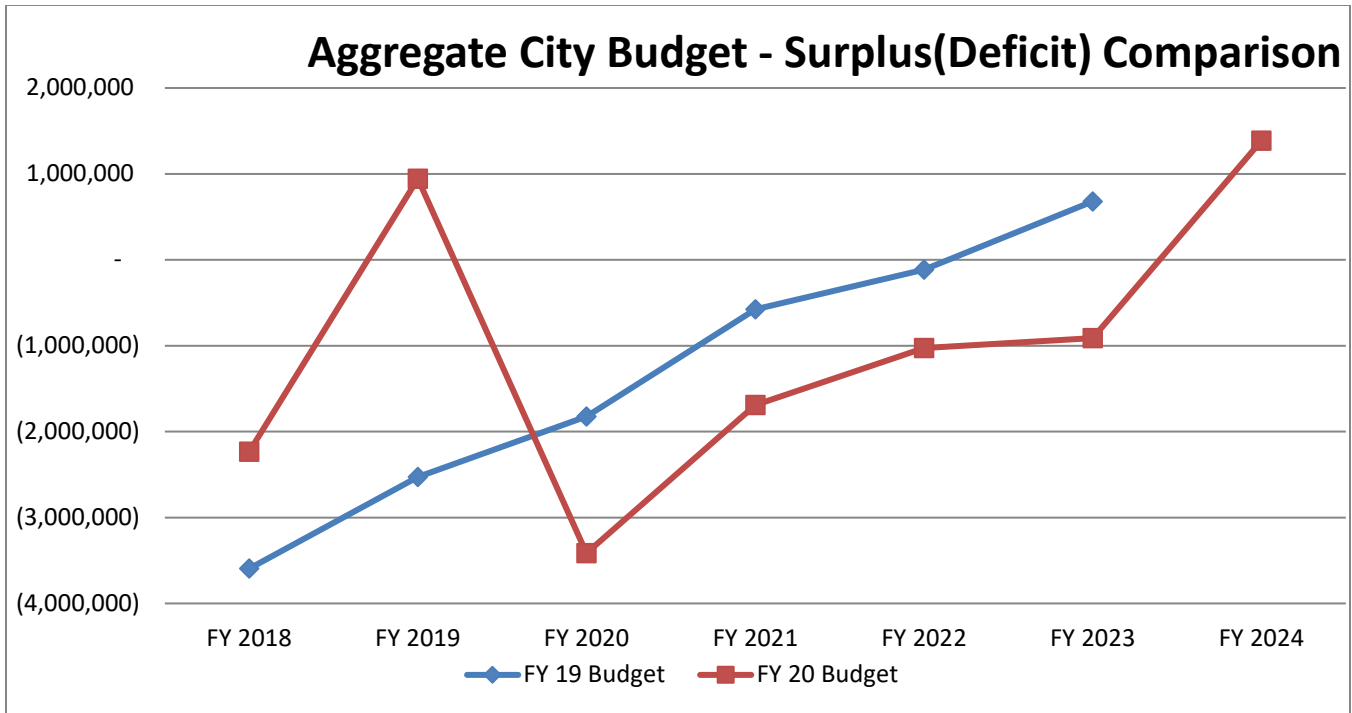
With another year of a better than expected general fund and aggregate City budget fund balance, the five-year budget outlook has significantly improved from last year's budget proposal. In last year’s budget memo, we anticipated fiscal distress in FY 22 or FY 23. That distress has been softened and pushed farther out into the future:

### General Fund - Surplus(Deficit) Comparison



### General Fund - Fund Balance Comparison





Because of the above, we expect to monitor FY 19 and FY 20 revenues and expenditures for the next year. If broader economic issues force a downturn in the local economy, we will be positioned to make decisions on project deferrals or operational cuts with months or years of advance notice.

### **Changes in budgeting**

Last year's budget narrative memo included a fiscal snapshot of each of the general fund, water fund, sewer fund, and aggregated budget and highlight of significant capital improvements. We return to that format this year, as there are only a few modest changes to the budget from last year.

There are no significant changes in budget format from last year to this year.

### **Year-by-year summary, FY 19 projections**

The general fund outlook for FY 19 has significantly improved since the FY 19 budget was approved in April 2018. We expect expenditures to be slightly under approved budget amounts, but revenues have significantly improved. After witnessing significantly underperforming sales tax revenues in mid-to-end of FY 18, sales tax revenues rebounded and have been higher than expectations for the remainder of FY 18 and most of FY 19. The City's completion of a special census a couple years ago has been fully realized in FY 19, driving use taxes and state income taxes higher than expected. The Wayfair v. South Dakota Supreme Court Decision, allowing states to fully capture sales tax on online purchases has also driven state-wide use tax figures higher. Additionally, residential growth has buoyed some utility taxes. New housing starts have increased significantly, even since the closure of the BUILD program, and have driven building permit revenues back to pre-recession levels. The approved general fund deficit of \$752,000 is expected to come in at break-even. As a result, fund balance is expected sit just below 40%, which is higher than our fund balance policy minimum of 30%. While that number is weighed down by negative fund balances in the Countryside TIF and Downtown TIF funds, we anticipate those fund deficits will be turned around within our five-year budget window.

The outlook for the water fund is very positive, thanks to three years of significant overperformance of water revenues prior to FY 19, less significant but overperformance of revenues in FY 19, and a few deferred capital projects. As a result, we recommend a second straight year of water rate freezes in FY 20, even though we have a significant amount of capital projects planned for the five-year window and we have added new projects since last year's budget proposal.

The outlook for the sewer fund is positive and stable, thanks to some deferred capital projects. As discussed in prior years, the City is drawing down fund balance in this fund for a few years before building up fund balance ~5 years into the future through growth projections.

Because of the above, the aggregate budget outlook is significantly improved. The general fund continues to have strong revenues and controlled operational expenditures. Capital projects in the water fund and city-wide capital have been deferred slightly due to construction timelines, and revenues in the water fund continue to beat expectations. We expect an aggregate budget surplus of more than \$900,000 in FY 19 and a fund balance in excess of \$11,000,000.

The FY 19 project list occurred as expected. The City completed a full analysis of all streets in the City in anticipation of a new five-year Road to Better Roads plan and completed a normal construction season of Road to Better Roads. State expansion projects on Route 34 east and west, and Route 71 are ongoing. The City completed park projects and previously-unfunded parking lot paving in Bristol Bay and River Front Park. The City completed a rehab of Well #7 and did a full tear-down and closure of Well #3 in the downtown. The City continues to monitor regional water supply initiatives and has funding for land acquisition, if needed.



## **Year-by-year summary, FY 20 projections**

### General Fund

Surplus (Deficit)	\$0
Fund Balance	39%

#### Notes

- 1) Variable merit and COLA increases for staff
- 2) Two new police officers

### Water Fund

Surplus (Deficit)	(\$1,070,213)
Fund Balance	42%

#### Notes

- 1) No water rate increases, approx. 2% growth assumed from new construction
- 2) One new PW employee (JULIE locator - 50/50 split between water & sewer)

### Sewer Fund

Surplus (Deficit)	(\$388,418)
Fund Balance	27%

#### Notes

- 1) No sewer rate increases, approx. 2% growth assumed from new construction
- 2) One new PW employee (JULIE Locator - 50/50 split between water and sewer)

### Aggregate Budget

Surplus (Deficit)	(\$3,414,558)
Fund Balance	\$7,710,131

#### Notes

- 1) Continued deficits and negative fund balance in the TIF Funds add additional strain to the General Fund

### Capital Projects List

Road to Better Roads, Pavillion Road streambank stabilization, Mill Road rehab and realignment, Route 34 eastern & western expansion continues, Rte. 71 (eastern portion) ongoing, Rte. 71 water/sewer main replacement begins, Well #7 rehab occurs, Well #7 standby generator installed, cat-ion media exchange at water treatment plants, Sewer SCADA system begins, Grande Reserve Park north installed, Autumn Creek North park installed, Raintree Park C installed.

## **Year-by-year summary, FY 21 projections**

### General Fund

Surplus (Deficit)	(\$575,977)
Fund Balance	34%

#### Notes

- 1) Undetermined merit increases for staff
- 2) One new police officer

### Water Fund

Surplus (Deficit)	(\$478,170)
Fund Balance	36%

#### Notes

- 1) Water sales increase approx. 5% - could be volume sales increase, new housing starts, or inflationary increase

### Sewer Fund

Surplus (Deficit)	(\$224,868)
Fund Balance	19%

#### Notes

- 1) Sewer maintenance fee increases approx. 3% - could be new housing starts or inflationary increase

### Aggregate Budget

Surplus (Deficit)	(\$1,691,899)
Fund Balance	\$6,018,232

#### Notes

- 1) Fund balance in the General Fund moderately declines. Countryside TIF turns a surplus, but deficit position of TIF funds continues to put a strain on the General Fund

### Capital Projects List

Road to Better Roads, Route 34 western expansion completes, Rte. 71 (eastern portion) continues, Well #8 rehab occurs, cat-ion media exchange at water treatment plants continue, Sewer SCADA system continues, park improvements installed at Caledonia Park and Blackberry Creek Nature Preserve.

## **Year-by-year summary, FY 22 projections**

### General Fund

Surplus (Deficit)	(\$1,043,229)
Fund Balance	27%

#### Notes

- 1) Undetermined merit increases for staff
- 2) One new police officer

### Water Fund

Surplus (Deficit)	(\$310)
Fund Balance	38%

#### Notes

- 1) Water sales increase approx. 5% - could be volume sales increase, new housing starts, or inflationary increase

### Sewer Fund

Surplus (Deficit)	\$129,063
Fund Balance	24%

#### Notes

- 2) Sewer maintenance fee increase approx. 3% - could be new housing starts or inflationary increase

### Aggregate Budget

Surplus (Deficit)	(\$1,025,285)
Fund Balance	\$4,992,947

#### Notes

- 1) Fund balance in the General Fund continues to decline. Countryside TIF turns a strong surplus, as a full year of new construction increment hits the property tax rolls. Deficit position of TIF funds continues to put a strain on the General Fund.

### Capital Projects List

Road to Better Roads, land acquisition related to the regional water supply study, one water tower repainting, cat-ion media exchange continues, Sewer SCADA system finished, Route 71 expansion completes.

**Year-by-year summary, FY 23 and FY 24 projections**

General Fund	FY 23	FY 24
Surplus (Deficit)	(\$1,545,123)	(\$1,611,461)
Fund Balance	18%	9%

Notes

- 1) Undetermined merit increases for staff
- 2) One new police officer

Water Fund		
Surplus (Deficit)	\$258,454	\$2,223,570
Fund Balance	44%	136%

Notes

- 1) Water sales increase approx 5% - could be volume sales increase, new housing starts, or inflationary increase

Sewer Fund		
Surplus (Deficit)	\$273,524	\$682,531
Fund Balance	34%	71%

Notes

- 1) Sewer maintenance fees increase approx. 3% - could be new housing starts or inflationary increases

Aggregate Budget		
Surplus (Deficit)	(\$912,364)	\$1,386,162
Fund Balance	\$4,080,583	\$5,466,745

Notes

- 1) Fund balance in the General Fund continues to decline. Downtown TIF begins to level off, but deficit position of TIF funds continues to put a strain on the General Fund. Aggregate cash flow tenuous and fiscal distress possible at the end of FY 23, before rebounding over the course of FY 24

Capital Projects List

Road to Better Roads, land acquisition related to regional water supply issues, water tower painting, park improvements at Blackberry Woods, Prestwick, and Bristol Bay Park 3.

## **Items to note – big picture**

### **Items to note – Purchasing Manager savings report**

The United City of Yorkville (City) and the Village of Oswego (Village) have entered into an Intergovernmental Agreement regarding joint employment of a Purchasing Manager. The Purchasing Manager works for both municipalities streamlining and managing the purchasing of both communities. In addition, the Purchasing Manager is intended to find cost savings by combining volume or similar services. The City's first purchasing manager served between March 2017 and April 2018, and the City's second purchasing manager, Carri Parker, was hired in July 2018. In the first year of this shared employee, both Oswego and Yorkville were successful in generating cost savings in excess of the position's salary. In the second year of the position, both Oswego and Yorkville are poised to have saved tens of thousands of dollars annually and have both accomplished many specialized studies and projects. We have attached a purchasing manager savings report to this memo. Because of the amount of research projects in this second year of the position, both municipalities are in line to reap major cost savings in the next few years as decisions are made to fund individual projects.

### **Items to note – Bond Ratings and refinancing**

The City received two bond rating upgrades in 2016 from Standard & Poor's and Fitch Ratings and was reaffirmed at its current rating with Fitch in 2017. A higher bond rating allows the City to issue and refinance debt at a lower rate of interest. This is crucial as we continue to plan for future capital projects. Upgrades are based on several factors including a favorable economic outlook, budgetary flexibility (increasing revenues and/or decreasing expenditures/expenses), and relatively high fund balance (reserves) levels. To maintain these new ratings, the City will need to continue to keep spending within or just slightly above projected revenues allowing the City to be able to adapt to changing economic conditions. Increased revenue, reserves and overall economic expansion within the City may help to improve our ratings even further.

At the time of this memo, the City is finishing the process of refunding the 2003 Windett Ridge Special Service Area bonds. This refunding is currently projected to yield nominal savings in excess of \$650,000 and is expected to save homeowners in the Windett Ridge SSA an average of \$250 per year, beginning in 2020. In 2017 Congress made changes to the tax law, stating that tax-exempt bonds can only be refunded on a current basis (i.e. within 90 days of the call date). Assuming this provision holds, the next opportunity to refinance City issued debt will be the 2011 bonds in late 2021.

### Items to note – Property taxes

For fiscal years 2015 through 2018, the City unofficially adopted a plan to reduce its tax levy by 2% in FY 15, followed by a 1% each year through FY 18. In reality, property taxes decreased at a rate quicker than we initially expected as follows: 3% in FY 15; 1.66% in FY 16; and 1.68% in FY 17. After holding the levy flat (0%) in 2016 (FY 18), over the next two years (FY 19 & 20) Council decided to increase the levy by EAV growth generated from new construction only, resulting in nominal increases of approximately 2%. Property owners who see their EAV unchanged from year to year should pay the same share of City taxes as the year prior. The property tax budget assumptions within this proposal assume modest increases (2%) each year in the future.

Along with this approval, the City Council also permitted separating the City and Library levies for the third year in a row. In the past when the levies were joined, property tax growth was determined in different ways for the City and the Library. This resulted in the Library's levy amount growing at a much higher rate than that of the City. Essentially, this reduced the amount available to the City as the Library's increase had to be accounted for within the City's PTELL maximum.

### Items to Note- Downtown TIF #1 and #2

City staff approached the school district, county, fire protection district, Kendall Township, and community college district in fall 2017 with a request to extend the Downtown TIF 1. The City was successful in receiving letters of support from Waubensee Community College and the Bristol Kendall Fire Protection District, but the Kendall County Board narrowly voted down the letter of support in late 2017. The City has met with the school district and township after the County vote but has instead put a priority on the creation of the Downtown's TIF #2, which was approved in April 2018.

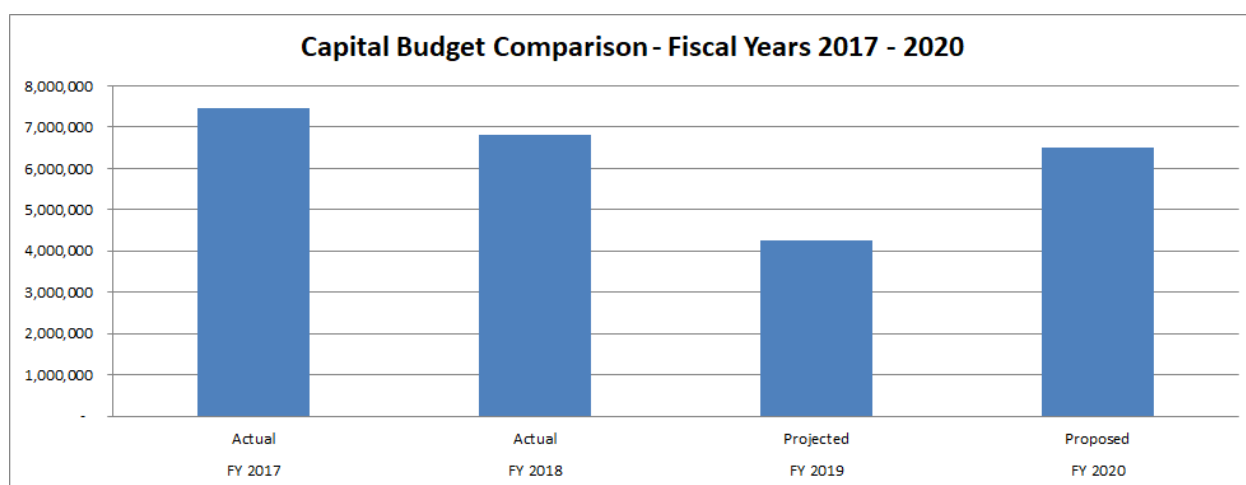
The City was not successful in receiving an ITEP grant for landscaping on the courthouse hill, so that project has not been fully funded. However, we do suggest deficit spending of a modest amount in Downtown TIF #1 of \$50,000 in FY 20 as a beautification project on the hill. The exact design would be subject to a public process and bid. We think this project is an important statement about downtown redevelopment. Additionally, we propose to spend \$25,000 in each of Downtown TIF #1 and TIF #2 for a pilot façade improvement program for commercial and residential properties. Draft guidelines for this program have been previously reviewed, but not approved, by City Council. Remaining projects are modest or reflect closeout payments on prior projects. Because TIF #1 is still incurring loan payments on the 102 E Van Emmon building, and TIF #2 is not generating any significant increment, we do not propose any significant publicly funded projects at this time. There is a possibility that significant projects would be proposed by private developers in the next year.



### Items to note – Capital Projects

The City's Capital Improvement Plan is attached for your use. Some of these projects are wholly within the City's control (road, water and sewer improvements), some are within the State's control (Route 71 expansion, US Rte. 34) and others are dependent upon a variety of factors (water projects related to new wells and/or treatment plants). The biggest discussion the City is faced with is how to balance the maintenance needs of existing infrastructure against the concerns by residents against higher taxes and fees both in the present and future.

An outline of the proposed yearly capital projects is included in the year-by-year summaries above. In general, capital budgets went down in FY 19, due to the completion of the large Countryside infrastructure project and the Riverfront & Bristol Bay park projects in previous fiscal years. In FY 20, capital budgets are expected to rise again, due primarily to the Mill Road (\$3.1M) improvement project.



### Items to note – Capital Projects, Road to Better Roads

The City Council's main focus for capital projects has been pavement rehabilitation via the Road to Better Roads program. Since the first year of the program in summer 2013, we have spent over \$6.4 million (thru FYE 18) between pavement, water, and sewer projects. In summer 2019, we are proposing over \$1.4 million in Road to Better Roads projects.

Out of our annual Road to Better Roads budget, \$700,000 is allocated to pavement improvements. For FY 20, construction expenditures will be coded out of the MFT fund (\$620,000), with engineering costs (\$80,000) budgeted in the City-Wide Capital Fund. While the target for annual road replacement is north of \$2,000,000, the City will have to look at a long-term funding plan for this project in the future, as long-term debt on prior pavement projects (Game Farm Road, historical in-town road program, Countryside, etc.) expires and as revenue grows organically. Some of this funding gap could have been addressed this year, had the City Council's number one goal not been staffing.

Items to note – Capital Projects, unfunded

- 1) East Washington Street water main replacement (Water Fund)
  - a. 80+ year water main in the area of E Washington Street from Rt 47 to Mill St. Replacement would improve fire protection and water quality.
  - b. Cost estimate - \$324,000
- 2) Morgan Street water main replacement (Water Fund)
  - a. 80+ year water main on Morgan from Fox to Dolph. Replacement would improve fire protection and water quality.
  - b. Cost estimate - \$376,000
- 3) East Fox Street water main replacement (Water Fund)
  - a. 80+ year water main on East Fox from Mill St to Bell St. Replacement would improve fire protection and water quality.
  - b. Cost estimate - \$142,000
- 4) Appletree Court water main replacement (Water Fund)
  - a. Water main has a high number of breaks and replacement would improve fire protection and water quality.
  - b. Cost estimate - \$180,000
- 5) Fox Hill water and sewer recapture (Water Fund and Sewer Fund)
  - a. In 2003, the City required Fox Hill developers to oversize water and sewer mains out to the Fox Hill subdivision. This original cost for water and sewer over sizing was \$807,000. In the recapture agreement for these projects, the City agreed to compound interest with final payback by the City due in 2023. If a developer develops in the recapture area prior to 2023, the City has the right to charge the developer their portion of the recapture fee (which then gets forwarded to the Fox Hill developer).
  - b. Cost estimate – At FYE 2018 the total amount was \$1.96 million. The original principal on this obligation was \$807,847, meaning we have racked up over \$1.15 million in interest in 15 years.

6) Building maintenance issues

- a. The City completed a building conditions study in 2017. The study looked at 40+ buildings and structures owned by the City and recommended maintenance schedules. EMG's reports include an assessment of all City-owned buildings, structures and parking facilities. An equipment inventory was also completed. Bar-coding of the equipment and start-up with FacilityDude, which is an online portal that will hold the database information, will not be initiated until the reports are finalized. Another major goal of the reports was to calculate the Facility Condition Index (FCI), which gives an indication of a building's overall condition. This rating can be used as a guide for each facility when determining to maintain facilities or to replace facilities. Steve Raasch, the City's Joint-Facility Manager, is working on a five-year plan for building maintenance as well as developing procedures and standards for repair and general maintenance.
- b. Cost estimate – Based on the EMG reports and a conservative estimate of which buildings the City will likely keep maintaining, the annual recommended maintenance expenditures are approximately \$600,000.

7) Baseline Road

- a. One of the worst rated roads in the City. The City has been monitoring the condition of the deck of the bridge for the past year. In the event the bridge inspection comes back unfavorable, the City would proceed forward with closing the road. If the Route 47 north expansion project gets funded by the State, the cost of the bridge replacement would be heavily subsidized.
- b. Cost estimate - \$560,000

8) Well No. 6 and Water Treatment Plant

- a. Once the City reaches a population of 27,000, we will need an extra well and water treatment plant to keep adequate water supply and pressure throughout town. The City has planned for this well and treatment facility to be sited at the Bristol Bay water tower but would need to update the plans for the facility (it would mimic the Grande Reserve facility). Further, this actual project will be the first major water system improvement contemplated after the City's comprehensive water system study and regional water supply study was completed last year. The City could eliminate this project if water consumption decreases, or the City has an alternate supply source lined up.
- b. Cost estimate - \$4,855,000 for Well 6 and the Treatment Plant

9) S. Main Street water main replacement

- a. 4" and 6" water main on S. Main from Van Emmon to Beecher. Replacement would improve fire protection and water quality.
- b. Cost estimate - \$880,000

10) East Alley water main replacement (TIF)

- a. Replacement would improve fire protection and water quality.
- b. Cost estimate - \$372,000

11) Beaver Street Standby Generator

- a. Current Booster Pump Station does not have standby power. When loss of power occurs, system is not able to transfer water between zones without renting a generator.
- b. Cost estimate - \$87,500

12) Radio-Read Retrofit

- a. Replaces old, potentially inaccurate, meters that are read by hand with radio read meters. Accuracy will be greatly improved and read times will be dramatically lowered
- b. Cost estimate - \$1,000,000 (spread out over several fiscal years)

13) Rt 47 North Improvements

- a. The City will be responsible for local agency costs associated with the improvements.
- b. Cost estimate - \$250,000

Items to note – Previously unfunded capital projects taken off the above list

There are several moderate to major water and sewer projects that this budget memo proposes to fund in the next five years, but staff wants to highlight three major projects in other funds. First, the City Council authorized, and staff completed the Beecher Center HVAC replacement in FY 19. This project was originally thought to be funded with deficit spending, but as noted in the narratives above, we project that the FY 19 will be break even. Second, Mill Road has been removed from the list and is proposed to be funded in FY 20, depending on a few variables. Mill Road is one of the worst rated roads in the City and is projected to cost more than \$3,000,000 – but early annexation agreement amendment negotiations with the Grande Reserve developer have progressed to a point where we think it is highly likely the project will be feasible in the near future. This optimism is rooted in the developer's previous commitment to front fund more than \$200,000 for the design engineering for the Mill Road realignment and rehab project. Third, the Bristol Bay intersection improvements, contemplated by the Bristol Bay annexation agreement and subsequent recession-era developer agreements, will be included in the Route 47 north expansion project, which is funded for construction in the state's multi-year plan for transportation. This means that most or all of the intersection improvements will be completed and funded by the State.

Items to note – Water Rates

Water fund revenues have beat expectations the last three years, and in FY 19 we anticipate this trend will continue. We budgeted a 5% year over year increase last year and have had a modest uptick in usage and new houses.

The City has kept water rates frozen for two years in a row, and we propose no increase in the rates for the next year and immediate future. We anticipate a 2% aggregate growth in revenues in FY 20, which could come from housing count and/or usage, and 5% aggregate growth for every year after FY 20. With this planned growth, we are funding a large amount of capital projects and leaving the fund with a healthy fund balance in FY 24 to address historical developer obligations.

#### Items to note – IMET Loss on Investment in FY 15

To date the City has recovered \$44,439. Based on the amount of projected proceeds from the hotel sales, lawsuit settlement, and other seized assets, management currently estimates that the City may receive anywhere from \$120,000 to \$150,000 in recovery proceeds, which would put the overall recovery between 43% and 50%. It should be noted that these projected recovery amounts are contingent and will be subject to Court approval before any disbursement can take place. IMET has informed the City that as of November 30, 2018 the Overall Receiver had cash balances on hand of \$79.2M, however, distributions cannot be made by the Overall Receiver until the priority claims of the USDA and IRS have been resolved by the Court. Further updates regarding these priority claims should follow later this spring, and management remains optimistic that further distribution of recovered proceeds will occur sometime in the next fiscal year.

#### Items to note - City Council goals

During the goal setting session in November 2018, City Council passed a total of 19 goals for FY 20. Goals are ordered in rank of priority and the City Council has reviewed updates to goals from FY 19. Because the number one goal was “staffing” and adding police officers, police officer salaries are higher than a typical municipal employee, and salaries are incurred every year going forward (i.e. not one-time costs), staff has limited our in-depth review of action plans that aren’t related to strictly funding new police officers. We have proposed to staff the police department at a level above regional averages and slightly below 2 officers per 1000 residents. This proposal is expected to be reviewed every year. A full action plan report with new proposals is expected during the Summer of 2019. Projects and proposals related to some of the City Council goal action plans previously reviewed by City Council are mentioned throughout the small picture narrative in this memo.

#### Items to note- Building Inspection Load

At the beginning of FY18 the City employed 1 Full-Time Building Code Official and 1 Full-Time Building Inspector. During calendar year 2018 the City of Yorkville completed over 4,500 inspections. Yorkville had the highest total number of inspections conducted by the neighboring communities polled. While Yorkville has the least number of full-time inspectors (aside from Kendall County which we also provide inspections services on occasion), our in-house staff has the highest average inspections per inspector in relation to the other communities; and performed more inspections in-house than what was outsourced to our consultant, B&F.

Please see the below table for a comparison to other neighboring communities regarding inspections conducted in 2018. Yorkville ranked second in total number of inspections per calendar year. Although Oswego, had a higher number of inspections conducted during calendar year 2018, they also have higher staff counts.

City or Village	Full – Time	Part Time	# Insp 2018	Avg per/Inspector	Avg Inspections Per Day/Per Inspector	Outsourced Inspections	Inspections Requiring IL Plumb License
Oswego	3	0	4,180	1,393	17.4	4	310
Montgomery	2	0	891		3.43	138	138
Kendall County	1	0	1,048		3.37	42	42
Sugar Grove	3	1	1,445		5.56		233
Yorkville	2	0	4,597	770 PR 1,629 BC	2.97 PR 6.27 BC	1,970 Consultant	521

#### Items to note – engineering department cost analysis

We have been reviewing engineering department costs since choosing to outsource in 2011. Using EEI continues to be less expensive for the City than in-house staff. Engineering costs in FY 18 with EEI were approximately \$87,000 less than in FY 10 with in-house staff. That calculation is based upon:

- 1) In FY 10, our engineering department had 5 employees and the cost of the department was about \$535,000.
- 2) In FY 18, our outsourced costs were \$448,420
  - a. \$261,297 for routine engineering
  - b. \$187,123 for subdivision inspections

On a related note, EEI is billing out about \$180,000 per year to developers that is being reimbursed to the City, and an additional \$705,072 in gross project expenses for capital projects (net \$430,447) that the City would not have been able to complete with in-house staff.

#### Items to Note – Municipal Facilities Master Plan

The City Council approved an RFP for a facilities master plan in late 2018, and staff is reviewing those bids at time of creation of this memo. A recommended proposal is expected to be brought to the City Council in March or April 2019. The FY 19 budget had this project fully funded in FY 19 and FY 20, but all proposals received would expect this project to be complete in 6-12 months. While that might mean the project will bleed over from FY 20 into FY 21, it is likely that most of the project will occur in FY 20. Accordingly, we have funded a majority of the cost in FY 20. The City last completed a municipal facilities master plan and space needs analysis in 2006, when it hired an architecture firm to address space needs for long-term staffing levels and provide cost estimates for a new City Hall, Police Station, Public Works Facility, Recreation Center, and Senior Center. These cost estimates were used to provide justification for the City's municipal building impact fee, which rose from \$150 to \$5,509 at the time. The City has since revised the municipal building impact fee to under \$2,000.



### Items to Note – Sewer Fund

The FY 19 budget proposal included a drawdown of fund balance to ~20% through FY 21, with a buildup of fund balance in FY 23 in anticipation of payment on historical developer commitments. This concept remains in the FY 20 budget proposal. While some of the capital projects have been deferred due to state project timing, the five-year outlook is very similar to last year's budget proposal.

### Items to note – WINF, SINF, RINF Sunsets

All three infrastructure fees were created in the middle of the recession to offset long-term debt service payments. While the City has made major strides to fund capital projects in every fund and some debt service has been retired, there are still several high cost projects set to be completed in the five-year budget and there are still large debt service payments within the five-year budget and beyond. Each fee will continue to be looked at annually, especially if the City Council continues to put a one-year sunset on each fee. Within a five-year period, we anticipate that there is a small chance the SINF can be phased out (growth dependent), and a smaller chance that either the WINF (regional water supply issues get pushed out into the future) or RINF can be phased out (general fund revenues significantly outperform expectations, road contribution impact fees significantly increase).

### **The small picture – items to note in the general fund**

Please accept the following information as discussion on individual line-items within the budget. These individual line-items may change between now and the date of approval based on City Council direction or staff recommendation (due to new information). Revenues are listed as “R#”, and expenditures are listed as “E#”.

- R1) Property Taxes – Corporate Levy 01-000-40-00-4000
- a. The FY 20 levy amount will decrease by about 3%, as more money was diverted away from the corporate levy to help fund the increase in the levy for the police pension fund. Between FY 21 and FY 24, we project increases of 2% per annum. This line item does not include police pension, library operations or library debt service taxes.
- R2) Property Taxes – Police Pension 01-000-40-00-4010
- a. After a slight decrease in FY 19, the actuarial determined contribution will increase by \$147,451 in FY 20. This is due to several factors including: a shortened amortization period; normal costs continue to increase; and the Fund fell short on its assumed investment rate (5.43% actual v. 7% assumed). However, on a positive note, the percent funded has increased by 11.8%, from 42% at FYE 17 to 47% at FYE 18. In addition, as of the end of September 2018, the pension fund now has total assets in excess of \$10 million. This is significant because, pursuant to State Statute, it can now increase the percent of assets invested in equities to 65% of the total portfolio (45% was the previous statutory limit for Funds under \$10 million). In general, although they are riskier, equities tend to yield a higher rate of return than fixed income securities; and staff is hopeful that this revised asset allocation structure will aid the Fund in maximizing its return on investments. FY 20 will represent the sixth year in a row that the City will meet its actuarial determined contribution. Future years funding amounts are estimates only and will be analyzed each year by the City’s actuary.
- R3) Municipal Sales Tax 01-000-40-00-4030
- a. After increasing by about 2% last year, sales tax is currently estimated to increase by ~ 3% in FY 19. Based on recent trends, we are projecting annual sales tax growth at 2% going forward; however, this will need to be reevaluated on an annual basis due to the volatile nature of this revenue stream.
- R4) Non-Home Rule Sales Tax 01-000-40-00-4035
- a. We have budgeted for the same growth trends in non-home rule sales taxes as for municipal sales taxes.

- R5) Hotel Tax 01-000-40-00-4050  
Hotel tax revenues have been trending upwards over the past few years with the continued success of the Hampton Inn. The City's hotel tax rate is 3%, which is well below the allowed maximum of 5%. An additional \$53,000 could be raised for tourism purposes if the rates were set at maximum levels. There is potential that this line-item could increase substantially with the addition of the Holiday Inn Express in latter half of 2019. For conservative budget purposes and because of the possibility of transfer sales between the hotels, we have not budgeted for any net increase in hotel taxes.
- R6) Video Gaming Tax 01-000-40-00-4055  
a. The budgeted amount represents the amount of revenue expected to be generated from the video gaming machines at 16 establishments throughout the City.
- R7) Amusement Tax 01-000-40-00-4060  
a. This is the 3% tax charged on all amusement devices and tickets within the City. The maximum amount allowable under law for this tax is 5%. An additional \$140,000 could be raised for corporate purposes if the rates were set at maximum levels. Most of this line-item is generated by Raging Waves, which has a large percentage of out-of-town visitors. The second largest contributor to this amount is NCG Movie Theater, although this amount currently has no net impact on the budget, as we are rebating 100% of the amusement tax to the movie theater developer until we rebate \$200,000 total. We expect that figure to be reached by the end of FY 21. At that point, the rebate drops to 50% for 10 years from the development agreement.
- R8) Admissions Tax 01-000-40-00-4065  
a. This is the 2.75% admissions tax charged at Raging Waves, authorized by their annexation agreement. This amount is remitted to Raging Waves to offset their on-site infrastructure costs.
- R9) Business District Tax – Kendall Mrkt 01-000-40-00-4070  
a. This line item represents the additional 0.5% general merchandise sales tax applicable to the Kendall Marketplace Business District. These proceeds are rebated in full (out of Admin Services) to pay debt service on the Kendall Marketplace bonds.
- R10) Business District Tax – Downtown 01-000-40-00-4071  
a. This line item represents the additional 1.0% general merchandise sales tax applicable to the Downtown Business District. These proceeds are rebated in full (out of Admin Services) to Imperial Investments, pursuant to their development agreement with the City.
- R11) Business District Tax – Countryside 01-000-40-00-4072  
a. This line item represents the additional 1.0% general merchandise sales tax applicable to the Countryside Business District. These proceeds are rebated in full (out of Admin Services) to Kendall Crossing LLC, pursuant to their development agreement with the City.

- R12) State Income Tax 01-000-41-00-4100
- a. Income tax is expected to finish the year around \$1.87 M, which is a 14% increase over FY 18 amounts. The primary driver for this increase was the per capita increment generated by the results of the 2017 Special Census, which went into effect in January 2018. The IML per capita projection for FY 20 is \$100.75, which is higher than the FY 19 (\$97.90) and FY 18 (\$95.00) estimates but lower than the FY 16 estimate of \$106.78. The reduction in the estimates is primarily due to the state economic climate. After FY 20, the City projects a 2% increase in annual state income tax revenues.
- R13) Local Use Tax 01-000-41-00-4105
- a. Use tax is currently expected to increase by ~17% in FY 19, because of the City's increase in population and the additional proceeds generated from on-line sales (because of the Supreme Court decision in the Wayfair v. South Dakota case). The IML is projecting \$31.70 per capita for FY 20. After FY 20, we estimate a 2% annual growth rate.
- R14) Liquor Licenses 01-000-42-00-4200
- a. The City increased liquor license fees across many levels in late 2017, which resulted in a modest increase in revenues at the end of last year. We expect this revenue stream to remain consistent with FY 18 amounts going forward.
- R15) Building Permits 01-000-42-00-4210
- a. Revenue figures within this line-item are budgeted at \$350,000 which will help offset personnel and contractual costs associated with conducting inspection activities. If during the year, all those costs are met, any excess building permit revenue will be transferred into the City-Wide Capital fund for the use of one-time capital expenses. This prevents us from using one-time revenues for operating costs in the future.
- R16) Garbage Surcharge 01-000-44-00-4400
- a. This line-item represents all revenue the City receives from residents for garbage services. The gross revenue decreased between FY 17 and FY 18 because the cost of the service was decreased after successful bidding of the contract. Increases in this line-item reflect contractual rate changes only, and there is no material net impact within the budget as the cost of service is generally matched by revenues.
- R17) Administrative Chargeback 01-000-44-00-4415
- a. This revenue represents that the general fund will be reimbursed from the water, sewer, and TIF funds for a portion of personnel costs. This is according to the time that employees whose salaries come out of the general fund spend on water, sewer, and TIF related issues. Exact percentages and employee info can be found attached to this memo.
- R18) Investment Earnings 01-000-45-00-4500
- a. This line item consists of interest income earned from FDIC insured certificates of deposit (i.e. CD's), in addition to having cash on account with the Illinois Funds and Associated Bank. Investment earnings have almost doubled (~\$80,000) from last fiscal year due to gradually rising interest rates and more cash being available for investment within the General Fund, as a direct result of increased fund balance.

- R19) Reimbursement – Engineering Expenses 01-000-46-00-4604  
a. Revenue figures within this line-item will offset the line item for engineering expenses in order to net out the engineering services to equal the \$240,000 contract amount.
- R20) Miscellaneous Income 01-000-48-00-4850  
a. This revenue line-item primarily represents rebate money earned from simply using City issued credit cards to make purchases. Approximately \$13,000 is expected to be earned in FY 19. The City’s credit card program was implemented by the Finance Department, in partnership with the First National Bank of Omaha, in FY 15. Over the last four fiscal years the credit card revenue sharing program has generated over \$56,000.
- E1) Salaries – All Departments Multiple #'s  
a. We are proposing a 3% COLA or bargaining agreement approved increases and appropriate step increases for all non-union and union employees. We have budgeted for reasonable, but undetermined, salary increases in FY 21 through FY 24.
- E2) Health Insurance – All Departments Multiple #'s  
a. For FY 20, we are pleased to announce that health and dental insurance rates will remain flat, pursuant to renewal information we recently received from the City’s broker, Alliant/Mesirow. Actual year-end figures may fluctuate based on employees changing health plans and/or actual amounts incurred on the HRA plan. In addition, life and vision rates are locked until the end of FY 20 and FY 21, respectively. For FY 21 thru FY 24, we are assuming an annual 8% increase in health insurance and a 5% increase in dental costs.
- E3) IMRF – All Departments Multiple #'s  
a. The City’s employer rate decreased by 14% in 2019, from 10.55% to 9.06%. As a result, IMRF related expenditures have decreased in several departments. While the IMRF fund is very well funded compared to other state-wide pension funds, we are budgeting conservative increases in the employer contribution rates each year for FY 20 through FY 24.
- E4) Tuition Reimbursement – All Departments Multiple #'s  
a. Per the City’s tuition reimbursement policy, any approved degree programs are shown in the appropriate budget. Currently, Deputy Clerk Pickering (Administration Department, FY 19 end) and Deputy Chief Pfizenmaier (Police Department) are both enrolled in separate bachelor’s Degree programs at Aurora University and the University of Arizona (online). Recreation Manager Nelson (Recreation Department) and Officer Goldsmith (Police Department) are pursuing their master’s degrees at University of Illinois (online) and Lewis University.

- E5) Training and Travel – All Departments Multiple #'s
- a. The same training and conference levels are proposed as last year. Department heads have been asked to budget for attendance at one national level or state conference per year to keep up to date with the latest trends in management and government. Increases in individual line-items reflect this request of the department heads.
  - b. The “Growing Together: Leadership Development Program” kicked off in November 2018. This is a joint training program offered to employees in Oswego and Montgomery. Yorkville has 8 employees participating and there is a total of 22 in the program. This program was developed to promote a productive and engaged workforce and to provide an opportunity for individuals interested in developing their leadership skills to be better prepared for career advancement. The program includes participation in a leadership course, a mentor relationship, job shadowing opportunities and completion of a special project. The leadership course will conclude in June 2019, the project deadlines are December 2021.
- E6) Commodity Assumptions – All Departments Multiple #'s
- a. Graduated increases in gasoline, electricity, natural gas, and simple contractual services are not based on any estimate of the details of the line-item, except where specifically noted in this budget section. From a conservative budgeting principle, we are purposefully trying to overestimate costs to hedge on unanticipated price increases on those items that are subject to market fluctuations. In addition, some departments will reflect a minor increase in their rental & lease purchase expenditures to reflect the addition of managed print services for all departmental printers with the company that the City leases copiers from.
- E7) Professional Services – All Departments Multiple #'s
- a. Professional services expenditures vary in each department and can be for a variety of services. For each department, we’ve included a brief sampling of the expenses coded out of this line-item. Full expense reports for any line-item can be obtained from the Finance Department at any time.
  - b. Administration – Expenses for the minute taker, safe deposit box and background checks.
  - c. Finance – GFOA CAFR award fee, utility billing fees, police pension and OPEB actuarial fees, and the annual accounting software maintenance agreement.
  - d. Police – Expenses for onsite shredding, Lexipol Policy Manual, Bassett Licenses and Notary certificates, and searches.
  - e. Community Development – Access to iWorQ (code enforcement and permit management software), consultant work related to the subdivision control ordinance (UDO), and expenses for the minute taker.
  - f. Street Operations – copier charges, parkway tree trimming, and CDL license renewal.
  - g. Water Operations – Electronic meter reading services, utility billing fees, emergency leak detection, interim water operations consultant, and BSI backflow monitoring.
  - h. Sewer Operations – Sewer cleaning, alarm monitoring, utility billing fees, and manhole repair.
  - i. Parks – background checks and copy charges.
  - j. Recreation – Referees and umpires, recreation class instructors, graphic design, web track maintenance agreement, pest control, background checks, and park board minute taker fees.
  - k. Library – Plumbing Inspection, Sound Maintenance, background checks, copy charges, pest control, copier charges, IT services and minute taker fees.



- E8) Salaries – City Clerk 01-110-50-00-5003  
a. This elected position was eliminated via referendum, to go into effect in FY 20. This results in an approximate \$8,000 savings per year. The City’s Administration staff will absorb these duties.
- E9) Salaries – City Treasurer 01-110-50-00-5004  
a. This elected position was eliminated via referendum, to go into effect in FY 20. The City’s Finance staff will absorb these duties.
- E10) Dues and Subscriptions (Administration) 01-110-54-00-5460  
a. The slight increase in dues is a result of the membership dues for CMAP and inflationary / population increases for a variety of other organizations.
- E11) Auditing Services 01-120-54-00-5414  
a. The City went out to RFP in 2017 and awarded a five-year contract to Lauterbach and Amen which will expire in FY 22.
- E12) Professional Services (Finance) 01-120-54-00-5462  
a. The increase in FY 20 is due to the City’s obligation to perform a police pension and OPEB actuarial evaluations.

- E13) Salaries – Police Officers 01-210-50-00-5008  
 E14) Salaries – Police Chief and Deputies 01-210-50-00-5011  
 E15) Salaries – Sergeants 01-210-50-00-5012  
 a. Per the City Council’s number one goal, we have proposed a five-year hiring plan bringing the City up to 37 sworn officers by FY 24. This plan can be accelerated or deferred as needed. The City has 30 sworn officers as of FY 19 but is budgeting for 31 sworn officers based on the vacancies and cost savings by a variety of personnel decisions within FY 19 and is proposing to have 33 sworn officers for FY 20. We have included a regional staffing analysis for your use:

<b>Municipality</b>	<b>Population*</b>	<b>Total Full-Time Officers</b>	<b>Officers per 1,000</b>
Aurora	201,599	301	1.49
Batavia	26,425	41	1.55
Carpentersville	38,380	56	1.46
East Dundee	3,239	12	3.70
Elburn	5,782	8	1.38
Elgin	112,767	184	1.63
Geneva	21,941	36	1.64
Gilberts	7,869	9	1.14
Hampshire	6,367	11	1.73
North Aurora	17,542	28	1.60
Sleepy Hollow	3,333	7	2.10
St. Charles	32,780	55	1.68
Sugar Grove	9,830	12	1.22
West Chicago	27,219	46	1.69
West Dundee	7,365	20	2.72
Winfield	9,718	16	1.65
Average	33,260	69	2.09
Midwest (10,000-24,999)**	6,761,176	11,494	1.70
Total Illinois**	5,279,933	13,295	2.52
National (10,000-25,000)**	25,662,681	47,085	1.80
Yorkville (FY 20)	19,022	33	1.73

\*Based off 2016 U.S. Census population estimate

\*\* Only agencies that participate in FBI Uniform Crime Reporting

- E16) Police Commission 01-210-54-00-5411  
 a. The spikes in the Police Commission line-item represent sergeant applicant testing years.

- E17) Vehicle and Equipment Chargeback 01-210-54-00-5422  
a. This line-item represents the gap between police impact fees and the amount of expenditures related to police-car purchases.
- E18) Inspections 01-220-54-00-5459  
a. Although the City hired a full-time property maintenance inspector in mid-FY 19, inspections, plan reviews, and property maintenance complaints have increased so much that we still anticipate spending \$125,000+ on outsourced inspections and plan reviews. While this number is largely offset by building permit revenues, staff is analyzing bringing some of the outsourced services in-house. We do not have a proposal at time of this budget memo and may wait until the end of the construction season to re-evaluate.
- E19) Professional Services 01-220-54-00-5462  
a. This line-item contains a total of \$130,000 in funding over the next two fiscal years (FY 20 & FY 21) for the UDO project, which was authorized by City Council in February 2019.
- E20) Vehicle & Equipment Chargeback 01-410-54-00-5422  
a. This line-item represents the gap between public works impact fees and the amount of expenditures related to public works vehicle purchases.
- E21) Traffic Signal Maintenance 01-410-54-00-5435  
a. This line-item contains an automated traffic signal monitoring system. This will let us monitor and troubleshoot traffic signals without being on site. With IDOT's permission, we will be able to change timing, clear simple problems and monitor the general functionality of the signal. If we had cameras, we would be able to monitor them as well.
- E22) Mosquito Control 01-410-54-00-5455  
a. The line-item expense for mosquito control represents treatment of storm sewer inlets only.
- E23) Salt and Calcium Chloride 01-410-56-00-5618  
a. For ease of administration and due to other expenditures being coded out of the MFT fund this year, we are coding salt out of the Streets Dept this year. A worse winter season than normal has caused us to use more salt than average, requiring a larger replenishment than average in FY 20. Fortunately, salt prices appear to be stable. In addition to salt, we propose to add in calcium chloride into our operations. Calcium chloride is more expensive by volume than salt and brine, but it has different operational strengths and uses, including being effective at a colder temperature than salt. Director Dhuse can provide more information on the operational plan for calcium chloride, if needed.
- E24) Small tools and equipment 01-410-56-00-5630  
a. The increase from FY 19 to FY 20 is due mainly to the purchase a vehicle lift to aid in vehicle maintenance, and some restock of snow operation tools.

- E25) Garbage Services – Senior Subsidies 01-540-54-00-5441  
a. This line item represents the total amount of the current senior garbage subsidy. The subsidy is 20% for all seniors and 50% for all seniors on the Circuit Breaker program, and those amounts will hold through FY 23. Currently, we have 729 senior accounts and 31 circuit breaker senior programs.
- E26) Purchasing Services 01-640-54-00-5418  
a. This line-item represents the purchasing manager shared with the Village of Oswego. The original term of the intergovernmental agreement expires in FY 21, but we recommend continuing this position through FY 24.
- E27) GC Housing Rental Assistance Program 01-640-54-00-5427  
a. This line-item represents the City’s cost to run the housing assistance program for the GC Housing development, as approved in Ordinance 2016-21. We conservatively estimated the rental program to cost \$12,000 annually, but the FY 19 total cost will be short of \$7,000. This number can fluctuate by a few thousand dollars per year, depending on the recipients’ income levels. We have conservatively estimated 10% to 15% increases each year after FY 20.
- E28) Utility Tax Rebate 01-640-54-00-5428  
a. This line-item represents the electric and natural gas utility taxes rebated to Wrigley as part of the Skittles factory expansion. The project was given a permanent certificate of occupancy in early 2017 and the first rebate occurred in FY 18. The \$14,375 in this line-item represents the maximum amount that the City would rebate annually.
- E29) Facility Management Services 01-640-54-00-5432  
a. This line-item represents the facility services manager shared with the Village of Oswego. We propose to keep this position in place through FY 24, at least.
- E30) Amusement Tax Rebate 01-640-54-00-5439  
a. As part of the Countryside redevelopment project incentives, the City is refunding a portion of the amusement tax to the Movie Theater developer. This amount should equal the amount of amusement tax generated by the Movie Theater up to \$200,000. We expect that this incentive will be satisfied by the end of FY 21. All further proceeds will be rebated at 50%.
- E31) KenCom 01-640-54-00-5449  
a. This line-item represents the City’s contributions to KenCom, based on the intergovernmental agreement for annual funding, the intergovernmental agreement for New World software usage, the City’s purchase of a new T1 line through Comcast for a direct connection into Kendall County, and the KenCom budget. This line-item is estimated by staff in February of each year for the upcoming FY budget, but the actual dollar amounts are not finalized until the end of each calendar year.

- E32) Information Technology Services 01-640-54-00-5450
- a. This line-item covers 20 hours per week of consultant costs, all Microsoft Office licensing, and various other licenses for network components. All equipment purchases for all departments are now coded in each department as the City will be implementing a three-year replacement schedule for all laptops and four-year replacement schedule for all computers. This line-item may be amended mid-year for the ERP RFP project, or it may be rolled into FY 21. At time of budget memo creation, we were unsure as to how long the analysis and due diligence period will be and decided to not fund the ERP at this time.
- E33) Engineering Services 01-640-54-00-5465
- a. This is the gross cost of all EEI expenses which are not related to capital projects. It includes \$240,000 of contract-related expenses, \$125,000 worth of subdivision-infrastructure inspection related expenses, and \$25,000 in reimbursable development work. For reasons explained in the Items to Note section, we still recommend the City outsource its engineering work for the foreseeable future.
- E34) Economic Development 01-640-54-00-5486
- a. The City re-authorized the economic development consulting contract with Lynn Dubajic of DLK, LLC in December 2018. This contract is set at \$145 per hour at 15 hours per week plus quarterly travel charges and hourly overages, which makes up most of this line item of \$145,000.
- E35) Sales Tax Rebate 01-640-54-00-5492
- a. This line item represents the 50% share of rebated sales tax to developers, pursuant to past economic incentive agreements entered into with the City. Sales tax rebate growth is pegged to overall sales tax growth, as mentioned above.
- E36) Business District Rebate 01-640-54-00-5493
- a. Currently, this expenditure line-item corresponds with the revenue line-items of the same amount, as this tax is rebated 100% to the developers of the Kendall Marketplace, Kendall Crossing and the downtown business district.
- E37) Admissions Tax Rebate 01-640-54-00-5494
- a. Currently, this expenditure line-item corresponds with a revenue line-item of the same amount, as this tax is rebated 100% to Raging Waves. This rebate is set to expire in FY 22 but is in the process of being extended through FY 27 via an annexation agreement amendment.
- E38) Transfer to Debt Service 01-640-99-00-9942
- a. This line-item represents the amount the general fund covers of the 2014B bond, which initially financed a streets rehab program from the mid-2000s. The property taxes on the 2014B bond were completely abated in the 2017 tax levy cycle (FY 19 budget).

- E39) Transfer to Sewer 01-640-99-00-9952  
a. This line-item represents the City's transfer of non-home rule sales tax dollars being transferred into the sewer fund to pay for a portion of the yearly debt service on the 2011 refinancing bond. As authorized in the FY 19 budget, the Sewer Fund transfer is reduced in FY 19 thru FY 22 to cover some general fund operating and capital expenditures and to offset the general fund deficit.
- E40) Transfer to Parks and Recreation 01-640-99-00-9979  
a. This line-item represents the City's operational transfer to fund Parks and Recreation expenses.
- E41) Transfer to Library Operations 01-640-99-00-9982  
a. This line-item transfer covers liability and unemployment insurance for the library.



## **The small picture – all other funds**

### **Fox Hill SSA**

- R1) Property Taxes 11-000-40-00-4000
  - a. The FY 20 revenue figure reflects a ~\$60 per home per year tax amount, which was the tax levy ordinance approved by City Council in December 2018. Of note, the long-term debt on past projects and the negative fund equity will not be cleared until FY 23.
- E1) Professional Services 11-111-54-00-5462
  - a. This line-item reflects half of the HOA management contract with Baum Property Management that was approved by the City Council for the Sunflower Estates and Fox Hill subdivision.
- E2) Outside Repair and Maintenance 11-111-54-00-5417
  - a. The FY 20 amount reflects our best estimate for the annual maintenance contract for mowing and landscaping, and the re-installation of the subdivision entrance sign. That project is being offset by funds given to the City by IDOT for the Route 34 project in FY 17.

### **Sunflower SSA**

- R1) Property Taxes 12-000-40-00-4000
  - a. The FY 20 and FY 21 revenue figures reflect the \$155 and \$182 respective levies per home that were discussed by the City Council during the levy approved in December 2018. Of note, the long-term debt on past projects and the negative fund equity is not projected to be cleared until FY 24.
- E1) Pond Maintenance 12-112-54-00-5416
  - a. In FY 20 and beyond, the City is budgeting for annual algae treatments and basin monitoring.
- E2) Professional Services 12-112-54-00-5462
  - a. This line-item reflects half of the HOA management contract with Baum Property Management that was approved by the City Council for the Sunflower Estates and Fox Hill subdivision.
- E3) Outside Repair and Maintenance 12-112-54-00-5495
  - a. This line-item reflects our best estimate for the annual maintenance contract for mowing and landscaping the subdivision entrances.

## **Motor Fuel Tax Fund**

- |     |                          |                   |
|-----|--------------------------|-------------------|
| E1) | Salt Storage             | 15-155-54-00-5438 |
| E2) | Street Lighting          | 15-155-54-00-5482 |
| E3) | Salt                     | 15-155-56-00-5618 |
| E4) | Signs                    | 15-155-56-00-5619 |
| E5) | Cold Patch               | 15-155-56-00-5633 |
| E6) | Hot Patch                | 15-155-56-00-5634 |
| E7) | Street Lighting Supplies | 15-155-56-00-5642 |
- a. All of these expenditures were transferred into the general fund in FY 19. Staff felt it would be easier administratively to code the majority of Road to Better Road projects in the MFT fund and take all of these line-items out of MFT.
- E8) Baseline Road Bridge Repairs 15-155-60-00-6004
- a. Original estimates on the bridge repair in FY 16 came in much higher than expected, so staff recommended closure of the bridge instead. This item was pushed along through the remainder of FY 16, FY 17, and FY 18 because ongoing bridge inspections have not justified total closure of the bridge. Per the Bridge Inspection Report completed in 2018, the superstructure (surface) is in poor condition, while the substructure is in good condition. The 2018 report did not indicate an immediate need to close the bridge based on structural/safety concerns. Inspections are scheduled once every two years, per IDOT policy, and the next inspection will occur in summer 2020. If the inspection comes back with an issue, we would recommend proceeding forward with bridge closure. Until then, we recommend leaving the bridge as-is until the State expands Route 47 in the area, which is funded for full construction in the state's most recent multi-year plan and could occur in the next 4-10 years.
- E9) Road to Better Roads 15-155-60-00-6004
- a. In the FY 19 budget proposal, staff chose to code all 2018 planned Road to Better Roads in the MFT fund as it easier to complete paperwork for pavement projects than the previously listed seven Public Works operational line-items. We propose to do the same in FY 20.
- E10) Route 47 Expansion 15-155-60-00-6079
- a. Per the City's intergovernmental agreement with IDOT, MFT related Route 47 project expenses were spread over ten fiscal years. By April 2019 the City will have made 79 of its 120 payments.

## **City-Wide Capital Fund**

- |     |                  |                   |
|-----|------------------|-------------------|
| R1) | Building Permits | 23-000-42-00-4210 |
|-----|------------------|-------------------|
- a. Any excess of building permit revenues over the cost of building department operations, including outsourced inspections, will be placed in this line item. To budget conservatively, we are leaving this number at zero. The current threshold for funds to cross over into City-wide capital is approximately \$515,000.

- R2) Road Infrastructure Fee 23-000-44-00-4440  
a. We are not proposing any change to the Road Infrastructure Fee through FY 24. This is something which can and will be reevaluated each year, as the sunset date for the infrastructure fee is April 30, 2019.
- R3) Mill Rd Improvements 23-000-46-00-4612  
a. This line-item represents the developer front-funding the majority cost of a full rehab and realignment of Mill Road. Staff has been negotiating with the developer of the Grande Reserve subdivision to advance these fees as part of an overall annexation agreement amendment.
- R4) Reimb – Miscellaneous 23-000-46-00-4690  
a. This amount in FY 20 represents a final closeout of the Kennedy Road bike path project, and receipt of around \$80,000 in Kendall County TAP grant funds.
- E1) Property & Building Maintenance Services 23-216-54-00-5446  
a. This line item has \$150,000 in FY 20 for the municipal facilities master plan. Staff is currently reviewing proposals and it's possible a vendor could be selected in April or May 2019. Project timelines are anywhere from 6 months to 12 months, which means this project could bleed into FY 21.
- E2) Street Lighting 23-216-54-00-5482  
E3) Hanging Baskets 23-216-56-00-5626  
E4) Signs 23-216-56-00-5619  
a. These items were moved out of other funds into the City-Wide Capital fund in FY 20, as a budgeting decision. In the case of hanging baskets, we anticipate a Summer 2019 restart to this program. Details will be discussed at an upcoming PW committee meeting.
- E5) Buildings and Structures 23-216-60-00-6020  
a. The FY 20 expenditures reflect the installation of a permanent gasoline fueling tank and station at one of the City's facilities. This will allow the City to buy fuel in bulk. Purchasing Manager Parker expects this project to have a positive return on investment within two years from installation.
- E6) Asphalt Patching 23-230-56-00-5632  
a. This line-item was moved out of the general fund as a budgeting decision.
- E7) Sidewalk construction supplies 23-230-56-00-5637  
a. This line-item represents the City's annual expenditures for sidewalk replacements – either done on an as needed basis or as a full block replacement at the end of the budget year. The drop from FY 19 projections to FY 20 is due to the Greenbriar Road sidewalk / street crossing project being coded in FY 19.

- E8) Mill Road Improvements 23-230-60-00-6012  
a. This expenditure line-item corresponds with the revenue line-item above with the same name. Staff is negotiating a full rehab and replacement of Mill Road, to be funded mostly by the Grande Reserve developer.
- E9) US 34 (Center / Eldamain) project 23-230-60-00-6016  
a. This line-item reflects the City's local share of costs for the Route 34 expansion project. This project began in FY 18, and we expect the invoices to be paid by the City through FY 21.
- E10) Pavilion Rd Stream Bank Stabilization 23-230-60-00-6021  
a. The City did some paving and engineering along Pavilion Rd and plans to complete some additional paving and stream bank stabilization in FY 20.
- E11) Road to Better Roads Program 23-230-60-00-6025  
a. This line item represents the design and construction engineering contract component of the annual Road to Better Roads program.
- E12) Route 71 (Rt 47- Rt 126) Project 23-230-60-00-6058  
a. This line-item represents a portion of the City's local share of costs for the Route 71 expansion project. This project began in FY 19, and we expect the invoices to be paid by the City through FY 22.
- E13) US 34 (IL 47 / Orchard Rd) Project 23-230-60-00-6059  
a. This line-item represents a portion of the City's local share of costs for the Route 34 eastern expansion project. This project began in FY 18 and we expect the invoices to be paid by the City through FY 20. The funds budgeted are based on the IDOT approved bids but do not consider any possible change orders.
- E14) Kennedy Rd Bike Trail 23-230-60-00-6094  
a. This line item contains the final gross expenses from the construction of the trail. Pursuant to the commitment made by the Push for the Path group in 2012, the City's estimated local share in the amount of \$217,000 was covered entirely through private donations.
- E15) Principal Payment 23-230-81-00-8000  
E16) Interest Payment 23-230-81-00-8050  
a. This line-item contains the debt service for a 20-year bond associated with the Game Farm Road project.

## **Vehicle and Equipment**

- R1) Police Chargeback 25-000-44-00-4420
- R2) Public Works Chargeback 25-000-44-00-4421
- R3) Parks & Recreation Chargeback 25-000-44-00-4427
  - a. As discussed in the general fund line-item narrative, these line-items represent transfers from the general fund (police & public works) and parks and recreation fund to cover the gap between vehicle purchases and available funds in the respective departments.
- E1) Equipment (Police) 25-205-60-00-6060
  - a. This line item is budgeted at \$5,000 to replace in-car squad video cameras.
- E2) Vehicles 25-205-60-00-6070
  - a. This line-item currently covers one police vehicle planned for replacement in FY 20 and beyond.
- E3) Principal Payment (PW 185 Wolf Street bldg.) 25-215-92-00-8000
- E4) Interest Payment (PW 185 Wolf Street bldg.) 25-215-92-00-8050
  - a. These line-items cover the annual purchase installment payments to the property seller for the Public Works south building. The final payment will not occur until November 2028.
- E5) Equipment (Parks Capital) 25-225-60-00-6060
  - a. The Purcell Park playground replacement, originally scheduled for FY 19, has been pushed into and funded in FY 20.

## **Debt Service Fund**

- R1) Property Taxes - 2014B Bond 42-000-40-00-4000
  - a. The City fully abated the property taxes on this bond in December 2016 for the FY 18 budget, and FY 20 represents the third straight year the City has fully abated the property taxes.

## **Water Fund**

- R1) Water Sales 51-000-44-00-4424
  - a. As discussed in the Items to Note section above, the annual revenue projections for water sales have generally exceeded expectations, after outperforming budgeted amounts in FY 17 and FY 18. Accordingly, we are prepared to keep the rates frozen for FY 20. Aggregate increases in water revenues of 5% are planned for each year after FY 20, and that amount could come from usage, City growth, and/or an inflationary rate increase.
- R2) Water Infrastructure Fees 51-000-44-00-4440
  - a. No change is proposed for the Water Infrastructure Fee for FY 20. It is currently set at \$8.25 per month through the end of FY 19 and will need to be reauthorized for FY 20.

- R3) Water Connection Fees 51-000-44-00-4450  
a. For FY 20, we expect 100 new housing starts, which should net approximately \$2,300 in revenue per home. Each subdivision has its own water connection fee amount, depending on when the subdivision was annexed.
- R4) Rental Income 51-000-48-00-4820  
a. This line-item contains rental and lease fees from various cellular and internet antennas on City water towers. The increase shown in FY 20 is due to the City's new Sprint lease for 610 Tower Lane.
- E1) Professional Service 51-510-54-00-5462  
a. The increase seen in FY 19 is due to the City's hiring of a consultant to serve as lead water system operator in FY 19 after the City's water foreman retired. The FY 20 increase is partially caused by a \$10,000 investment to update our water SCADA system.
- E2) Engineering Services 51-510-54-00-5465  
E3) Treatment Facility Supplies 51-510-56-00-5638  
a. The increase in FY 20 in both line-items is due to the implementation of a new system to address chlorine residuals, as recommended by water department staff. The engineering services line-item will account for engineering/design costs of the system, and the supply line-item will account for the actual supplies.
- E4) Land Acquisition 51-510-60-00-6011  
a. This line-item represents the potential acquisition of land for a Fox River water plant, either Yorkville-alone or regionally.
- E5) Water Tower Painting 51-510-60-00-6015  
a. Two new capital projects are funded in the FY 20 budget proposal – repainting the north central water tower in FY 22 and repainting the south-central water tower in FY 23.
- E6) Well Rehabilitations 51-510-60-00-6022  
a. The City is planning to rehab two wells in this budget proposal; Well 7 in FY 20 and Well 8 in FY 21. Well 7 had been previously authorized in the FY 19 budget proposal and Well 8 is a new funded project.
- E7) Road to Better Roads Program 51-510-60-00-6025  
a. The line item expenditure represents the dollar amount we can fund for water infrastructure as part of the program through FY 24.
- E8) Equipment 51-510-60-00-6060  
a. The large expense planned for FY 20 is the City's Well #7 standby generator. This project was funded in last year's budget proposal and is on track to be completed in FY 20. Staff thinks this is an important project to secure the City's water supply in the event of city-wide outage or disaster. A back-up generator at Well No. 7 will allow us to supply drinking water to the entire City, even during a multi-day power outage.



- E9) Route 71 Watermain Relocation 51-510-60-00-6066  
a. This line-item contains the water-related local project costs for the Route 71 expansion project.
- E10) Route 47 Expansion 51-510-60-00-6079  
a. This line-item represents all water related utility costs associated with the Route 47 expansion project. These amounts are scheduled in equal annual payments for 10 years. By April 2019 the City will have made 79 of its 120 payments.
- E11) Cation Exchange Media Replacement 51-510-60-00-6081  
a. The City's water treatment facilities contain cation exchange units that are necessary to keep potable water within radium compliance. The media (resin) within the units has a useful life and typically needs to be replaced every 10-15 years to remain effective. The City's water treatment plants were all constructed in the mid-2000's and the media is reaching the end of its useful life. Within this line-item, we've budgeted for full replacement of all media on each of the five water treatment plants by FY 22.
- E12) 2015A Bond Principal 51-510-77-00-8000  
E13) 2015A Bond Interest 51-510-77-00-8050  
a. These two line-items represent the debt service payments associated with the Countryside water main project.

### **Sewer Fund**

- R1) Sewer Maintenance Fees 52-000-44-00-4435  
a. Residential growth has been more than expected, which means this revenue line-item is beating expectations. Accordingly, we have budgeted for annual revenue growth of 2-3% but we do not plan to freeze rates at FY 19 levels.
- R2) Sewer Infrastructure Fee 52-000-44-00-4440  
a. No change in the sewer infrastructure fee is proposed in FY 20. It is currently \$4 per unit per month through April 2019. The fee will need to be reauthorized in FY 20.
- R3) Transfers from General Fund 52-000-49-00-4901  
This line-item represents the non-home rule sales tax transfers from the general fund, used to offset portions of the 2011 Refunding Bond.
- E1) Lift Station Services 52-520-54-00-5444  
a. The increase in this line-item seen in FY 20 is for repainting the interior of the Countryside Lift Station and some equipment upgrades to the Blackberry Creek lift station. The Countryside repainting is an operational/maintenance issue as the corrosive nature of the sewer gases in the lift-station require special paint and more frequent applications. The Blackberry project is needed due to end-of-life equipment.

- E2) Professional Services 52-520-54-00-5462  
a. The increase in this line-item is for engineering work related to the planned sewer SCADA system referenced below. A smaller portion of the increase is due to a small project within a ComEd easement.
- E3) Scada System 52-520-60-00-6001  
a. This project was authorized in last year's budget proposal and is set to begin in FY 20. The City has SCADA systems on its water facilities, which allows for remote monitoring and control of industrial facilities. Installing a sewer SCADA system on our sewer lift stations and pump stations will improve safety and prevent backups.
- E4) Road to Better Roads Program 52-520-60-00-6025  
a. The line item expenditure represents the dollar amount we can fund for sewer infrastructure as part of the program through FY 24.
- E5) US 34 (47 to Orchard Rd) Expansion Project 52-520-60-00-6059  
a. This line-item represents sewer related local project costs for the Route 34 eastern expansion. We anticipate the final costs to be incurred in FY 20.
- E6) Route 71 Expansion 52-520-60-00-6066  
a. This line-item represents sewer related local project costs for the Route 71 expansion project. We anticipate this project to occur between FY 20 and FY 22.
- E7) Vehicles 52-520-60-00-6070  
a. We have one-ton pickup trucks planned for replacement in FY 20 and FY 22.
- E8) Route 47 Expansion 52-520-60-00-6079  
a. This line-item represents all sewer related utility costs associated with the Route 47 expansion project. These amounts are scheduled in equal annual payments for 10 years. By April 2019 the City will have made 79 of its 120 payments.
- E9) Lennar Sewer Recapture 52-520-75-00-7500  
a. The FY 20 column amount represents the final recapture payment to the original Raintree Village developer for a sanitary sewer project completed prior to the recession.
- E10) Principal Payment 52-520-96-00-8000  
E11) Interest Expense 52-520-96-00-8050  
a. The City will retire IEPA low-interest loan L17-115300 in FY 20. The loan was authorized in 2000 and covered the 1999 Sewer Repair & Rehab program.

## **Land Cash Fund**

- R1) All Revenue Line-items with subdivision names (Various account numbers)  
a. All active subdivisions with parks land-cash fees to be paid at time of building permit are represented here. There is a chance that a large upfront payment could be received from the Grande Reserve developer as part of a comprehensive annexation agreement amendment in FY 20, but we have chosen not to show this revenue or corresponding projects in the fund until the agreement is closer to completion.
- R2) Oslad Grant – Riverfront Park 72-000-41-00-4175  
R3) Oslad Grant – Bristol Bay Park 72-000-41-00-4186  
a. Staff completed the Riverfront and Bristol Bay park projects in FY 19 and have submitted the reimbursement paperwork to the State. We are currently expecting to receive the OSLAD grant proceeds from the State totaling \$800,000, either in late FY 19 or early FY 20. Approximately \$81,000 of the Riverfront Park Grant will be allocated to the Park & Rec Fund, to reimburse it for purchasing playground equipment at Riverfront Park in FY 17.
- E1) Beecher Center Park 72-720-60-00-6013  
a. While the Beecher Center Park is at the end of its useful lifespan, we have a full replacement funded for FY 24. If the playground deteriorates faster than expected, this project timing could be accelerated at the scheduling expense of another park or as part of a grant opportunity.
- E2) Blackberry Woods Park 72-720-60-00-6014  
a. The City anticipates continuing buildout of the subdivision, requiring playground installation in FY 24. If the subdivision builds out more quickly than expected, or if staff time allows, this project timing could be accelerated.
- E3) Caledonia Park 72-720-60-00-6029  
a. The City has already received around \$30,000 in Parks land-cash fees at the beginning of 2019, and we expect the subdivision to continue building out in 2019. Accordingly, we plan to start construct of a park in the subdivision in FY 21.
- E4) Prestwick 72-720-60-00-6040  
a. The developer has front funded a modest number of parks land-cash fees, and the first new houses in several years began construction in 2018. Accordingly, we plan to install playground equipment in the park in FY 23.
- E5) Grande Reserve Park 72-720-60-00-6046  
a. This line-item represents playground installation at Grande Reserve Park C in FY 20. This line-item could be significantly modified soon if the Grande Reserve annexation agreement is completed and approved by City Council in 2019.
- E6) Autumn Creek 72-720-60-00-6047  
a. This line-item represents playground installation on the northern portion of the subdivision, just north of Kennedy Road.

- E7) Raintree Park C 72-720-60-00-6049  
a. This line-item represents park redevelopment of Park C in this subdivision. This line-item could be significantly modified soon if the Raintree annexation agreement is completed and approved by City Council in 2019.
- E8) Blackberry Creek Nature Preserve 72-720-60-00-6067  
a. Blackberry Creek Nature Preserve was part of a land match from the OSLAD Grant program. The City is obligated to do some small development features, such as creating a mowed path, interpretive signage and possibly a small parking lot adjacent to well #8 or pave to connect the trail at well #8. This project was anticipated in FY 19, but staff schedules were shifted to other projects. We anticipate completing this project in 2019 or early 2020.
- E9) Bristol Bay 72-720-60-00-6070  
a. The City is planning to complete the park site near the fire station in FY 24. No park plan has been made at this time.

### **Parks and Recreation Fund**

- R1) Special Events 79-000-44-00-4402  
a. This line-item represents all special events run by the Parks and Recreation staff throughout the year, except for Hometown Days which has its own revenue line-item, Flags of Valor and 4th of July Celebration.
- R2) Child Development 79-000-44-00-4403  
a. This line-item represents a variety of child-focused programs ran by the Parks and Recreation Department, including Preschool and Ready, Set, Go. (2yr. Old Preschool)
- R3) Athletics and Fitness 79-000-44-00-4404  
a. The increase in this line-item from FY 19 to FY 20 is due to the transition of in-house youth baseball & softball leagues from Yorkville Youth Baseball and Softball Association to the Parks & Recreation Department.
- R4) Rental Income 79-000-48-00-4820  
a. This line-item includes rental revenue from the leased buildings on Hydraulic in Riverfront Park, and the cell tower lease at Wheaton Woods Park.
- R5) Park Rentals 79-000-48-00-4825  
a. The revenue generated by this line item is primarily from baseball and soccer field rentals for tournaments, daily field usage and individual park rentals.

- R6) Hometown Days 79-000-48-00-4843
- a. In FY 19, Hometown Days met budget expectations. In addition to the financial success, we continue to collaborate with community groups and businesses to provide a well-rounded festival that entertains all interests including the Friday Night Christian Bands sponsored by Cross Lutheran, Used Book Sale hosted by the Yorkville Public Library, the Jr. Women's Craft Show, Thursday Night Senior Services Big Band and BBQ fundraiser and several other community organizations and businesses that volunteered their time to make the festival a successful community event.
- E1) Outside Repair and Maintenance (Parks) 79-790-54-00-5495
- a. Capital purchases continue to be deferred due to budget constraints, which mean we spend modestly higher on repairs each year. For FY 19, staff completed a large group of repairs to the baseball and softball fields as part of the Department taking on the in-house recreation youth baseball & softball league. Due to adding this new league, we anticipate the annual amount of \$126,000 to stay the same moving into FY 20 and beyond. Additional expenditures for the program include baseball and softball field equipment (fixing backstops, fences, dugouts, bases, etc.) and field maintenance, which will include clay, turface, chalk, paint, mounds and other items needed to run a successful youth baseball/softball league.
- E2) Program Supplies (Recreation) 79-795-56-00-5606
- a. Due to the Department taking on the in-house recreation baseball and softball leagues, we anticipate this line item staying at FY 19 numbers or increasing or decreasing depending on the number of participants that register for all sports leagues. In FY 20, we anticipate this line item remaining in-line with FY 19 numbers, as we will have to purchase uniforms, bats, baseball/softballs, trophies/medals, 1<sup>st</sup> aid kits and etc., for the nearly 1,000 plus participants in the baseball/softball league. This will also be the first year that we propose to code the 4<sup>th</sup> of July fireworks expenditures out of the Recreation Department, which will also be contained in this line item.

### **Countryside TIF Fund**

- R1) Property Taxes 87-000-40-00-4000
- a. In FY 19, the movie theater paid its fourth full year of property taxes and Lighthouse Academy paid its third full year of property taxes. Together, these two large revenues were greater than the debt service payments in the fund for the fourth year in a row. This trend will reverse in FY 20 due to the incentive payment for the Holiday Inn Express and banquet facility set to open in 2019, but the FY 22 figures should be much greater due to both facilities being on the tax rolls. With the construction of the Hacienda Real building and the multi-tenant building that features Flight Tasting Room & Bottle Shoppe, we anticipate that the fund should be close to break even by FY 24.
- E1) TIF Incentive Payout 87-870-54-00-5425
- a. The Holiday Inn Express and Kendall Gardens banquet facility are currently targeting a 2019 opening, which means the \$700,000 incentive payout will occur in FY 20.

## **Downtown TIF Fund**

- R1) Property Taxes 88-880-40-00-4000  
a. Several properties were taken out of the Downtown TIF #1 in FY 19, but many of them were not generating any increment. For conservative budgeting purposes, we've kept the revenue projections level. We will know increment dollar amounts in this TIF in April/May 2019, when the Kendall County Clerk sends over the tax extension reports.
- E1) TIF Incentive Payout 88-880-54-00-5425  
a. Based on historical payouts, we've set the FY 20 figure at \$20,000. This could change dramatically if the TIF improves. In FY 20, we would expect to issue incentive payouts to Imperial Investments and the owner of the Law Office.
- E2) Legal Services 88-880-54-00-5466  
a. This line item represents any legal services used by the City in relation to TIF projects or incentive agreements.
- E3) Facade Rehab Program 88-880-54-00-5470  
a. As mentioned in the Items of Note section above, we propose the creation of a facade improvement program for residential and commercial properties in the downtown TIF districts. Guidelines have been previously drafted and reviewed in concept by City Council. If this program is authorized in the budget, we would anticipate formal City Council approval of the guidelines in Spring 2019.
- E4) Project Costs 88-880-60-00-6000  
a. This line-item is for minor City-initiated projects within the TIF districts. We have the second half of the wayfinding signage planned for FY 20, and a limited amount of money for some tactical urbanism projects (I.e. recreational/entertainment pieces).
- E5) Downtown Streetscape Project 88-880-60-00-6048  
a. This line-item was used for the downtown lighting improvements completed a few years ago. The final invoice is still expected from IDOT in FY 20.
- E6) Route 47 Expansion 88-880-60-00-6079  
a. This line-item represents various improvements within the TIF district associated with the Route 47 expansion project. These amounts are scheduled in equal annual payments to be made over a 10-year period. By April 2019 the City will have made 79 of its 120 payments.
- E7) Principal Payment 88-880-81-00-8000  
E8) Interest Payment 88-880-81-00-8050  
a. These line-items represent the short-term debt service payments on the downtown bank building purchase. The City's first debt service payment occurs in FY 19 and the debt should be retired in FY 22.



## **Downtown TIF II Fund**

- R1) Property Taxes 89-000-40-00-4000
  - a. Any increments for Downtown TIF 2 will be known in April 2019 when the tax extensions are finalized by the County Clerk. The City has not estimated property taxes generated for the first five years within the budget proposal, because there are no major projects proposed.
  
- E1) Legal Services 89-890-54-00-5466
  - a. This line-item represents all legal costs incurred during the creation of the TIF.
  
- E2) Facade Rehab Program 89-890-54-00-5470
  - a. As mentioned in the Items of Note section above, we propose the creation of a facade improvement program for residential and commercial properties in the downtown TIF districts. Guidelines have been previously drafted and reviewed in concept by City Council. If this program is authorized in the budget, we would anticipate formal City Council approval of the guidelines in Spring 2019.

### **Cash Flow – Surplus (Deficit)**

This section of the budget shows the surpluses and deficits for every fund in the entire budget and can be used to see the City's "overall budget" performance. The total at the bottom of the column for each fiscal year is the basis for whether the City's overall budget is running a surplus or deficit.

The FY 19 total budget surplus is a result of better than expected revenues across a few funds, tight management control of expenditures in all operating funds, and some deferred capital projects. The five-year total budget outlook is similar to last year's budget proposal.

### **Cash Flow – Fund Balance**

This section of the budget is directly related to the "Cash Flow – Surplus (Deficit)" section above. Fund balance, by definition, is the accumulated surplus of the City since its founding, and therefore these amounts represent the approximate amount of projected cash the City should expect to have on hand at the end of each fiscal year.

As we discussed in the big picture narrative, we expect fund balance in the general fund to stay above 30% through FY 21. The water fund is highly variable for the next three years but is expected to be in strong position in FY 22 and beyond due to retirement of debt within the fund. As discussed throughout this budget proposal, the sewer fund runs modest deficits in FY 19 thru FY 21 due to the decision to decrease the general fund transfer into the fund. Both enterprise funds are expected to be in strong positions by FY 24.

The total at the bottom of each column represents the City's overall aggregate fund balance. The past few years has benchmarked severe fiscal problems at \$4M in aggregate fund balance. Fortunately, years of conservative budget principles have helped the aggregate fund balance along. Last year, we anticipated four years at or near \$4M in aggregate fund balance, and this year we only show one year – four years into the future – and followed by positive fiscal performance in the fifth year of the budget.

### **Allocated Items – Aggregated**

This section carries forward from last year, and contains aggregate costs from all departments, including liability insurance, employee health, dental and vision insurance, property taxes, non-abated property taxes, building permit revenue, employee salaries, other capital projects in excess of \$500,000, etc.

## Purchasing Manager Performance Analysis

Date Range: 7/23/2018 through 2/13/2019

Project Cost Savings						
Municipality	Total Budget	Proposal Amount	Amount Paid	Total Cost Savings	Savings (%) Budget vs. Proposal Amount	Savings (%) Budget vs. Purchased Amount
Oswego	\$6,637,802.00	\$1,924,287.03	\$246,074.41	\$14,283.97	9.44%	23.56%
Yorkville	\$545,106.43	\$131,990.10	\$81,504.99	\$65,449.90	161.40%	13.58%
<b>Grand Total</b>	<b>\$7,182,908.43</b>	<b>\$2,056,277.13</b>	<b>\$327,579.40</b>	<b>\$79,733.87</b>	<b>170.84%</b>	<b>37.14%</b>

Project Type		
Municipality	Work Type	Distribution
Oswego	Contract	5.97%
	Research	22.39%
	ITB/RFP	10.45%
	Quotes	4.48%
	Purchase	2.99%
<b>Oswego Total</b>		<b>46.27%</b>
Yorkville	Contract	1.49%
	Research	16.42%
	ITB/RFP	16.42%
	Quotes	17.91%
	State Program	1.49%
<b>Yorkville Total</b>		<b>53.73%</b>
<b>Grand Total</b>		<b>100.00%</b>

Project Time		
Municipality	Level of Effort	Distribution
Oswego	High	16.42%
	Medium	11.94%
	Low	17.91%
<b>Oswego Total</b>		<b>46.27%</b>
Yorkville	High	14.93%
	Medium	14.93%
	Low	23.88%
<b>Yorkville Total</b>		<b>53.73%</b>
<b>Grand Total</b>		<b>100.00%</b>

Level of Effort - Low (1-10 hrs.); Medium (11-20 hrs.); High (20+ hrs.)

FISCAL YEAR 2020 - CHARGEBACK MATRIX			Total Salary & Benefit Cost	Percentage of Time Spent			Allocated Cost			Administrative Chargebacks			
				Utility %	C-TIF	D-TIF	Utility Billing	C-TIF	D-TIF	73.53%	26.47%	C-TIF	D-TIF
										Water	Sewer		
BEHLAND	JORI	Office Assistant	76,398	30.00%	0.00%	0.00%	22,919	-	-	16,854	6,066	-	-
OLSEM	BONNIE	Admin Secretary	91,653	60.00%	0.00%	0.00%	54,992	-	-	40,438	14,554	-	-
OLSON	BART	City Administrator	244,253	10.00%	2.00%	8.00%	24,425	4,885	19,540	17,961	6,464	4,885	19,540
WILLRETT	ERIN	Assistant City Admin	174,696	0.00%	0.00%	2.00%	-	-	3,494	-	-	-	3,494
FREDRICKSON	ROB	Finance Director	176,287	20.00%	0.00%	0.00%	35,257	-	-	25,926	9,331	-	-
SIMMONS	AMY	Accounting Clerk	114,935	15.00%	0.00%	0.00%	17,240	-	-	12,678	4,563	-	-
WRIGHT	RACHEL	Senior Accounting Clerk	129,868	5.00%	0.00%	0.00%	6,493	-	-	4,775	1,719	-	-
DHUSE	ERIC	Director of Public Works	61,981	0.00%	0.00%	2.00%	-	-	1,240	-	-	-	1,240
BARKSDALE-NOBLE	KRYSTI	Community Development Direc	200,849	0.00%	2.00%	2.50%	-	4,017	5,021	-	-	4,017	5,021
ENGBERG	JASON	Senior Planner	118,049	0.00%	2.00%	2.50%	-	2,361	2,951	-	-	2,361	2,951
							161,328	11,263	32,246	\$ 118,631	\$ 42,696	\$ 11,263	\$ 32,246

**United City of Yorkville**  
**Revenues by Category**  
**Fiscal Year 2020**

FUND	Taxes	Inter-governmental	Licenses & Permits	Fines & Forfeits	Charges for Services	Investment Earnings	Reimbursements	Miscellaneous	Land Cash	Other Financing Sources	Fund Total
<u>General Fund</u>	11,388,715	2,703,232	413,500	125,400	1,616,211	80,000	75,000	20,000	-	47,180	16,469,238
<u>Special Revenue Funds</u>											
Motor Fuel Tax	-	525,084	-	-	-	9,820	-	-	-	-	534,904
Parks and Recreation	-	-	-	-	632,000	1,500	-	200,500	-	1,410,988	2,244,988
Land Cash	-	-	-	-	-	-	-	-	58,435	-	58,435
Countryside TIF	232,318	-	-	-	-	-	-	-	-	-	232,318
Downtown TIF	80,000	-	-	-	-	-	-	-	-	-	80,000
Downtown TIF II	-	-	-	-	-	-	-	-	-	-	-
Fox Hill SSA	13,381	-	-	-	-	-	-	-	-	-	13,381
Sunflower SSA	18,140	-	-	-	-	-	-	-	-	-	18,140
<u>Debt Service Fund</u>	-	-	4,646	-	-	-	-	-	-	319,379	324,025
<u>Capital Project Funds</u>											
Vehicle & Equipment	-	-	109,500	8,650	40,112	850	-	2,000	-	-	161,112
City-Wide Capital	-	-	152,180	-	746,500	7,500	3,013,849	2,000	-	-	3,922,029
<u>Enterprise Funds</u>											
Water	-	-	-	-	4,401,300	23,851	-	95,999	-	178,781	4,699,931
Sewer	-	-	-	-	1,567,500	7,149	-	-	-	575,030	2,149,679
<u>Library Funds</u>											
Library Operations	1,492,248	25,250	-	8,500	12,750	10,000	-	6,500	-	25,003	1,580,251
Library Capital	-	-	50,000	-	-	100	-	-	-	-	50,100
<b>TOTAL REVENUES</b>	<b>13,224,802</b>	<b>3,253,566</b>	<b>729,826</b>	<b>142,550</b>	<b>9,016,373</b>	<b>140,770</b>	<b>3,088,849</b>	<b>326,999</b>	<b>58,435</b>	<b>2,556,361</b>	<b>32,538,531</b>

**United City of Yorkville**  
**Expenditures by Category**  
**Fiscal Year 2020**

FUND	Salaries	Benefits	Contractual Services	Supplies	Capital Outlay	Developer Commitments	Debt Service	Other Financing Uses	Fund Total
<u>General Fund</u>	5,206,755	3,273,617	5,193,468	464,998	-	-	-	2,330,400	16,469,238
<u>Special Revenue Funds</u>									
Motor Fuel Tax	-	-	-	-	718,788	-	-	-	718,788
Parks and Recreation	1,103,861	448,232	301,682	489,630	-	-	-	-	2,343,405
Land Cash	-	-	4,850	-	100,000	-	-	-	104,850
Countryside TIF	-	-	713,963	-	-	-	209,845	-	923,808
Downtown TIF	-	-	93,246	-	114,988	-	218,250	-	426,484
Downtown TIF II	-	-	35,000	-	-	-	-	-	35,000
Fox Hill SSA	-	-	30,977	-	-	-	-	-	30,977
Sunflower SSA	-	-	13,977	-	-	-	-	-	13,977
<u>Debt Service Fund</u>	-	-	475	-	-	-	323,550	-	324,025
<u>Capital Project Funds</u>									
Vehicle & Equipment	-	-	14,500	16,080	117,000	-	77,890	-	225,470
City-Wide Capital	-	-	334,795	82,000	3,657,339	-	322,188	152,086	4,548,408
<u>Enterprise Funds</u>									
Water	519,935	263,064	804,218	393,281	1,428,146	-	2,361,500	-	5,770,144
Sewer	270,946	164,060	232,677	62,650	350,861	30,721	1,352,307	73,875	2,538,097
<u>Library Funds</u>									
Library Operations	474,394	175,658	147,930	21,200	-	-	797,013	-	1,616,195
Library Capital	-	-	3,500	72,000	-	-	-	-	75,500
<b>TOTAL EXPENDITURES</b>	<b>7,575,891</b>	<b>4,324,631</b>	<b>7,925,258</b>	<b>1,601,839</b>	<b>6,487,122</b>	<b>30,721</b>	<b>5,662,543</b>	<b>2,556,361</b>	<b>36,164,366</b>

**United City of Yorkville**  
**Fund Balance History**  
**Fiscal Years 2017 - 2024**

FUND	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<u>General Fund</u>	6,214,089	6,496,373	5,468,778	6,496,572	6,496,572	5,920,595	4,877,366	3,332,243	1,720,782
<u>Special Revenue Funds</u>									
Motor Fuel Tax	792,224	698,493	428,536	630,127	446,243	268,121	121,651	26,196	-
Parks and Recreation	445,875	473,852	312,946	415,872	317,455	324,135	333,531	345,095	355,483
Land Cash	250,318	(278,204)	62,362	206,160	159,745	74,474	69,474	(10,526)	(197,221)
Countryside TIF	(495,754)	(459,819)	(1,077,343)	(423,969)	(1,115,459)	(1,077,309)	(872,082)	(655,954)	(429,832)
Downtown TIF	97,556	(681,305)	(1,194,280)	(973,703)	(1,320,187)	(1,539,088)	(1,752,869)	(1,757,224)	(1,759,516)
Downtown TIF II	-	-	(10,000)	(10,000)	(45,000)	(55,000)	(65,000)	(75,000)	(85,000)
Fox Hill SSA	14,742	6,556	9,954	11,102	(6,494)	(3,439)	(540)	2,195	3,318
Sunflower SSA	(15,774)	(21,251)	(28,236)	(24,447)	(20,284)	(14,306)	(8,484)	(2,826)	1,220
<u>Debt Service Fund</u>	-	-	-	-	-	-	-	-	-
<u>Capital Project Funds</u>									
Vehicle & Equipment	270,407	357,246	263,801	382,789	318,431	313,142	307,852	298,388	304,733
City-Wide Capital	1,355,530	388,897	(30,817)	554,722	(71,657)	(32,657)	24,610	101,628	182,180
<u>Enterprise Funds *</u>									
Water	2,826,144	2,584,259	1,952,155	3,480,726	2,410,513	1,932,343	1,932,033	2,190,487	4,414,057
Sewer	1,378,030	1,411,053	705,765	1,072,996	684,578	459,710	588,773	862,297	1,544,828
<u>Library Funds</u>									
Library Operations	489,057	510,355	474,039	514,719	478,775	432,352	372,110	299,664	211,477
Library Capital	19,904	58,443	31,274	93,593	68,193	42,793	17,393	1,893	250
<b>Totals</b>	<b>13,642,348</b>	<b>11,544,948</b>	<b>7,368,934</b>	<b>12,427,259</b>	<b>8,801,424</b>	<b>7,045,866</b>	<b>5,945,818</b>	<b>4,958,556</b>	<b>6,266,759</b>

\* Fund Balance Equivalent



**United City of Yorkville**  
**Revenue Budget Summary - All Funds**  
**Fiscal Years 2017 - 2024**

FUND	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<u>General Fund</u>	15,010,788	15,502,203	15,642,962	16,281,304	16,469,238	16,728,635	17,015,174	17,167,228	17,462,277
<u>Special Revenue Funds</u>									
Motor Fuel Tax	508,122	504,253	535,817	552,422	534,904	540,666	547,318	555,290	564,988
Parks and Recreation	1,787,614	1,997,807	2,123,014	2,160,021	2,244,988	2,394,617	2,459,977	2,539,239	2,607,317
Land Cash	130,863	135,200	714,113	868,659	58,435	19,579	-	-	28,305
Countryside TIF	215,360	198,294	246,261	198,918	232,318	260,762	429,192	439,922	450,920
Downtown TIF	68,763	876,186	80,000	78,417	80,000	80,000	80,000	80,000	80,000
Downtown TIF II	-	-	-	-	-	-	-	-	-
Fox Hill SSA	29,263	9,366	13,381	13,381	13,381	13,381	13,381	13,381	13,381
Sunflower SSA	20,456	13,480	15,637	15,639	18,140	21,304	21,304	21,304	21,304
<u>Debt Service Fund</u>	321,064	321,275	324,725	324,725	324,025	323,225	329,375	330,075	-
<u>Capital Project Funds</u>									
Vehicle & Equipment	637,389	441,978	370,502	447,731	161,112	164,254	168,521	188,850	196,435
City-Wide Capital	1,726,285	2,799,288	2,503,302	3,022,486	3,922,029	1,012,485	914,180	914,180	1,090,780
<u>Enterprise Funds</u>									
Water	10,551,626	4,868,202	4,538,518	4,835,105	4,699,931	4,866,778	5,050,739	5,237,501	5,461,403
Sewer	2,538,383	2,849,832	2,416,491	2,403,926	2,149,679	2,188,631	2,632,981	2,808,427	2,851,031
<u>Library Funds</u>									
Library Operations	1,443,490	1,479,794	1,536,635	1,546,633	1,580,251	1,625,615	1,651,992	1,675,228	1,708,641
Library Capital	53,792	100,537	43,210	110,150	50,100	50,100	50,100	50,000	50,000
<b>TOTAL REVENUES</b>	<b>35,043,258</b>	<b>32,097,695</b>	<b>31,104,568</b>	<b>32,859,517</b>	<b>32,538,531</b>	<b>30,290,032</b>	<b>31,364,234</b>	<b>32,020,625</b>	<b>32,586,782</b>

**United City of Yorkville**  
**Expenditure Budget Summary - All Funds**  
**Fiscal Years 2017 - 2024**

FUND	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<u>General Fund</u>	14,488,405	15,219,914	16,395,796	16,281,105	16,469,238	17,304,612	18,058,403	18,712,351	19,073,738
<u>Special Revenue Funds</u>									
Motor Fuel Tax	599,121	597,982	691,787	620,788	718,788	718,788	693,788	650,745	591,184
Parks and Recreation	1,842,499	1,969,832	2,228,508	2,218,001	2,343,405	2,387,937	2,450,581	2,527,675	2,596,929
Land Cash	92,865	663,720	435,000	384,295	104,850	104,850	5,000	80,000	215,000
Countryside TIF	161,167	162,360	863,107	163,068	923,808	222,612	223,965	223,794	224,798
Downtown TIF	224,910	1,655,046	514,996	370,815	426,484	298,901	293,781	84,355	82,292
Downtown TIF II	-	-	10,000	10,000	35,000	10,000	10,000	10,000	10,000
Fox Hill SSA	10,741	17,552	8,835	8,835	30,977	10,326	10,482	10,646	12,258
Sunflower SSA	5,057	18,957	18,835	18,835	13,977	15,326	15,482	15,646	17,258
<u>Debt Service Fund</u>	321,064	321,275	324,725	324,725	324,025	323,225	329,375	330,075	-
<u>Capital Project Funds</u>									
Vehicle & Equipment	368,822	355,138	418,145	422,188	225,470	169,543	173,811	198,314	190,090
City-Wide Capital	3,374,664	3,765,921	2,941,878	2,856,661	4,548,408	973,485	856,913	837,162	1,010,228
<u>Enterprise Funds</u>									
Water	12,921,770	5,110,084	4,883,871	3,938,638	5,770,144	5,344,948	5,051,049	4,979,047	3,237,833
Sewer	2,731,226	2,816,811	3,050,254	2,741,983	2,538,097	2,413,499	2,503,918	2,534,903	2,168,500
<u>Library Fund</u>									
Library Operations	1,453,791	1,458,497	1,547,989	1,542,269	1,616,195	1,672,038	1,712,234	1,747,674	1,796,828
Library Capital	48,695	61,999	52,100	75,000	75,500	75,500	75,500	65,500	51,643
<b>TOTAL EXPENDITURES</b>	<b>38,644,797</b>	<b>34,195,088</b>	<b>34,385,826</b>	<b>31,977,206</b>	<b>36,164,366</b>	<b>32,045,590</b>	<b>32,464,282</b>	<b>33,007,887</b>	<b>31,278,579</b>

**United City of Yorkville**  
**Fiscal Year 2020 Budget**  
**Fund Balance Summary**

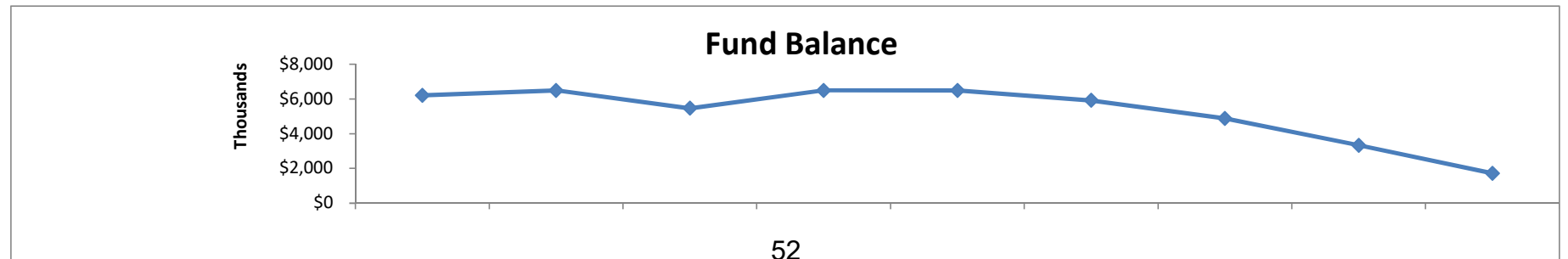
FUND	Beginning Fund Balance	Budgeted Revenues	Budgeted Expenditures	Surplus (Deficit)	Ending Fund Balance
<u>General Fund</u>	6,496,572	16,469,238	16,469,238	-	6,496,572
<u>Special Revenue Funds</u>					
Motor Fuel Tax	630,127	534,904	718,788	(183,884)	446,243
Parks and Recreation	415,872	2,244,988	2,343,405	(98,417)	317,455
Land Cash	206,160	58,435	104,850	(46,415)	159,745
Countryside TIF	(423,969)	232,318	923,808	(691,490)	(1,115,459)
Downtown TIF	(973,703)	80,000	426,484	(346,484)	(1,320,187)
Downtown TIF II	(10,000)	-	35,000	(35,000)	(45,000)
Fox Hill SSA	11,102	13,381	30,977	(17,596)	(6,494)
Sunflower SSA	(24,447)	18,140	13,977	4,163	(20,284)
<u>Debt Service Fund</u>	-	324,025	324,025	-	-
<u>Capital Project Funds</u>					
Vehicle & Equipment	382,789	161,112	225,470	(64,358)	318,431
City-Wide Capital	554,722	3,922,029	4,548,408	(626,379)	(71,657)
<u>Enterprise Funds *</u>					
Water	3,480,726	4,699,931	5,770,144	(1,070,213)	2,410,513
Sewer	1,072,996	2,149,679	2,538,097	(388,418)	684,578
<u>Library Funds</u>					
Library Operations	514,719	1,580,251	1,616,195	(35,944)	478,775
Library Capital	93,593	50,100	75,500	(25,400)	68,193
<b>Totals</b>	<b>12,427,259</b>	<b>32,538,531</b>	<b>36,164,366</b>	<b>(3,625,835)</b>	<b>8,801,424</b>

\* Fund Balance Equivalent

## GENERAL FUND (01)

The General Fund is the City's primary operating fund. It accounts for major tax revenue used to support administrative and public safety functions.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Taxes	10,736,464	10,962,693	11,014,213	11,240,608	11,388,715	11,589,464	11,793,832	11,861,871	12,073,632
Intergovernmental	2,235,395	2,296,435	2,512,487	2,608,659	2,703,232	2,753,618	2,810,013	2,862,436	2,920,906
Licenses & Permits	315,862	364,499	336,000	539,500	413,500	388,500	388,500	388,500	388,500
Fines & Forfeits	140,250	123,617	130,400	117,400	125,400	125,400	125,400	125,400	125,400
Charges for Service	1,465,678	1,508,994	1,535,112	1,585,887	1,616,211	1,652,978	1,690,694	1,735,820	1,782,300
Investment Earnings	21,197	49,018	20,000	80,000	80,000	76,495	64,555	51,021	29,359
Reimbursements	66,449	85,579	55,000	54,000	75,000	75,000	75,000	75,000	75,000
Miscellaneous	19,848	19,243	21,750	25,250	20,000	20,000	20,000	20,000	20,000
Other Financing Sources	9,645	92,125	18,000	30,000	47,180	47,180	47,180	47,180	47,180
<b>Total Revenue</b>	<b>15,010,788</b>	<b>15,502,203</b>	<b>15,642,962</b>	<b>16,281,304</b>	<b>16,469,238</b>	<b>16,728,635</b>	<b>17,015,174</b>	<b>17,167,228</b>	<b>17,462,277</b>
<b>Expenditures</b>									
Salaries	4,212,964	4,522,164	4,901,639	4,782,655	5,206,755	5,482,410	5,701,586	5,929,253	6,165,723
Benefits	2,635,062	2,905,833	3,056,457	2,923,040	3,273,617	3,532,710	3,737,769	3,993,959	4,266,327
Contractual Services	4,796,367	4,767,096	5,047,691	5,213,855	5,193,468	5,281,279	5,223,106	5,167,256	5,273,758
Supplies	194,947	245,057	345,098	322,338	464,998	421,970	426,666	431,597	436,775
Other Financing Uses	2,649,065	2,779,764	3,044,911	3,039,217	2,330,400	2,586,243	2,969,276	3,190,286	2,931,155
<b>Total Expenditures</b>	<b>14,488,405</b>	<b>15,219,914</b>	<b>16,395,796</b>	<b>16,281,105</b>	<b>16,469,238</b>	<b>17,304,612</b>	<b>18,058,403</b>	<b>18,712,351</b>	<b>19,073,738</b>
Surplus (Deficit)	522,383	282,289	(752,834)	199	-	(575,977)	(1,043,229)	(1,545,123)	(1,611,461)
<b>Ending Fund Balance</b>	<b>6,214,089</b>	<b>6,496,373</b>	<b>5,468,778</b>	<b>6,496,572</b>	<b>6,496,572</b>	<b>5,920,595</b>	<b>4,877,366</b>	<b>3,332,243</b>	<b>1,720,782</b>
	42.89%	42.68%	33.35%	39.90%	39.45%	34.21%	27.01%	17.81%	9.02%



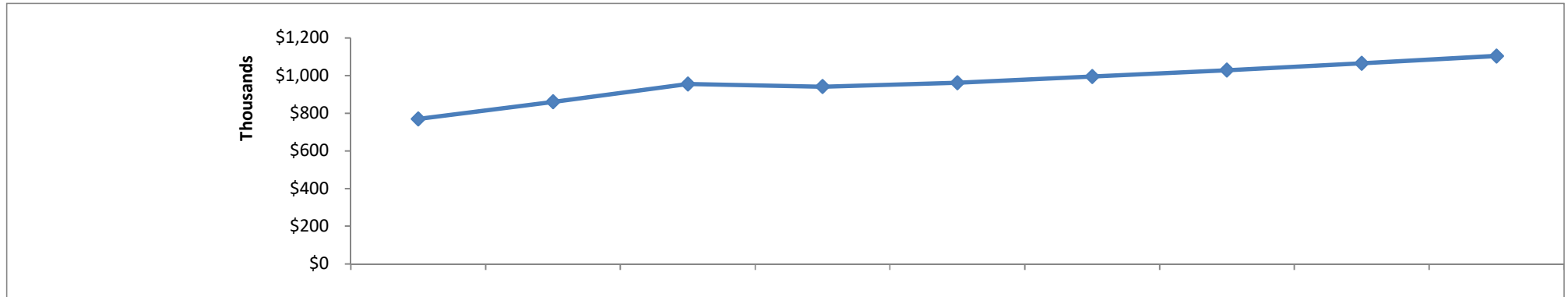
		FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
<b><u>GENERAL FUND - 01</u></b>										
01-000-40-00-4000	PROPERTY TAXES - CORPORATE LEVY	2,206,925	2,129,984	2,191,279	2,191,159	2,119,323	2,161,709	2,204,943	2,249,042	2,294,023
01-000-40-00-4010	PROPERTY TAXES - POLICE PENSION	817,490	963,908	958,544	958,476	1,105,927	1,155,927	1,205,927	1,255,927	1,305,927
01-000-40-00-4030	MUNICIPAL SALES TAX	2,940,976	3,002,133	3,009,475	3,090,000	3,151,800	3,214,836	3,279,133	3,344,716	3,411,610
01-000-40-00-4035	NON-HOME RULE SALES TAX	2,259,787	2,325,623	2,339,575	2,385,000	2,432,700	2,481,354	2,530,981	2,581,601	2,633,233
01-000-40-00-4040	ELECTRIC UTILITY TAX	710,892	702,111	695,000	720,000	710,000	710,000	710,000	710,000	710,000
01-000-40-00-4041	NATURAL GAS UTILITY TAX	241,699	251,555	240,000	260,000	250,000	250,000	250,000	250,000	250,000
01-000-40-00-4043	EXCISE TAX	359,947	334,595	325,000	325,000	313,625	302,648	292,055	281,833	271,969
01-000-40-00-4044	TELEPHONE UTILITY TAX	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340
01-000-40-00-4045	CABLE FRANCHISE FEES	294,275	290,669	290,000	290,000	290,000	290,000	290,000	290,000	290,000
01-000-40-00-4050	HOTEL TAX	72,407	79,602	80,000	80,000	80,000	80,000	80,000	80,000	80,000
01-000-40-00-4055	VIDEO GAMING TAX	100,457	119,733	110,000	140,000	140,000	140,000	140,000	140,000	140,000
01-000-40-00-4060	AMUSEMENT TAX	200,284	199,974	200,000	210,000	205,000	205,000	205,000	205,000	205,000
01-000-40-00-4065	ADMISSIONS TAX	122,007	130,766	120,000	148,133	140,000	140,000	140,000	-	-
01-000-40-00-4070	BUSINESS DISTRICT TAX - KENDALL MRKT	359,093	374,631	408,000	375,000	382,500	390,150	397,953	405,912	414,030
01-000-40-00-4071	BUSINESS DISTRICT TAX - DOWNTOWN	15,992	24,663	15,000	35,000	35,000	35,000	35,000	35,000	35,000
01-000-40-00-4072	BUSINESS DISTRICT TAX - COUNTRYSIDE	12,071	9,865	11,000	10,000	10,000	10,000	10,000	10,000	10,000
01-000-40-00-4075	AUTO RENTAL TAX	13,822	14,541	13,000	14,500	14,500	14,500	14,500	14,500	14,500
01-000-41-00-4100	STATE INCOME TAX	1,602,410	1,640,291	1,822,308	1,870,000	1,916,366	1,954,693	1,993,787	2,033,663	2,074,336
01-000-41-00-4105	LOCAL USE TAX	417,212	474,797	500,279	555,000	602,966	615,025	627,326	639,873	652,670
01-000-41-00-4110	ROAD & BRIDGE TAX	145,522	131,612	135,000	128,668	130,000	130,000	135,000	135,000	140,000
01-000-41-00-4120	PERSONAL PROPERTY TAX	17,845	14,932	17,000	17,000	17,000	17,000	17,000	17,000	17,000
01-000-41-00-4160	FEDERAL GRANTS	16,810	11,716	16,000	16,000	15,000	15,000	15,000	15,000	15,000
01-000-41-00-4168	STATE GRANTS - TRAFFIC SIGNAL MAINTENANCE	31,606	22,201	21,000	18,695	21,000	21,000	21,000	21,000	21,000
01-000-41-00-4170	STATE GRANTS	3,000	-	-	2,413	-	-	-	-	-
01-000-41-00-4182	MISC INTERGOVERNMENTAL	990	886	900	883	900	900	900	900	900
01-000-42-00-4200	LIQUOR LICENSES	52,852	56,465	56,000	56,000	56,000	56,000	56,000	56,000	56,000
01-000-42-00-4205	OTHER LICENSES & PERMITS	6,795	9,472	5,000	7,500	7,500	7,500	7,500	7,500	7,500
01-000-42-00-4210	BUILDING PERMITS	256,215	298,562	275,000	476,000	350,000	325,000	325,000	325,000	325,000
01-000-43-00-4310	CIRCUIT COURT FINES	41,512	44,597	45,000	45,000	45,000	45,000	45,000	45,000	45,000
01-000-43-00-4320	ADMINISTRATIVE ADJUDICATION	33,512	27,250	30,000	27,000	30,000	30,000	30,000	30,000	30,000
01-000-43-00-4323	OFFENDER REGISTRATION FEES	420	695	400	400	400	400	400	400	400
01-000-43-00-4325	POLICE TOWS	64,806	51,075	55,000	45,000	50,000	50,000	50,000	50,000	50,000
01-000-44-00-4400	GARBAGE SURCHARGE	1,284,044	1,135,035	1,157,225	1,195,000	1,224,875	1,255,497	1,286,884	1,325,491	1,365,256
01-000-44-00-4405	UB COLLECTION FEES	158,062	163,782	160,000	175,000	165,000	165,000	165,000	165,000	165,000
01-000-44-00-4407	LATE PENALTIES - GARBAGE	22,772	21,213	23,000	21,000	21,000	21,000	21,000	21,000	21,000
01-000-44-00-4415	ADMINISTRATIVE CHARGEBACK	-	188,064	194,387	194,387	204,836	210,981	217,310	223,829	230,544
01-000-44-00-4474	POLICE SPECIAL DETAIL	800	900	500	500	500	500	500	500	500

Account Number	Description	FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
		Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
01-000-45-00-4500	INVESTMENT EARNINGS	21,197	40,479	20,000	80,000	80,000	76,495	64,555	51,021	29,359
01-000-45-00-4550	GAIN ON INVESTMENT	-	8,539	-	-	-	-	-	-	-
01-000-46-00-4604	REIMB - ENGINEERING EXPENSES	6,684	1,154	25,000	1,000	25,000	25,000	25,000	25,000	25,000
01-000-46-00-4680	REIMB - LIABILITY INSURANCE	9,213	11,582	5,000	3,000	10,000	10,000	10,000	10,000	10,000
01-000-46-00-4685	REIMB - CABLE CONSORTIUM	33,163	35,217	20,000	35,000	35,000	35,000	35,000	35,000	35,000
01-000-46-00-4690	REIMB - MISCELLANEOUS	17,389	37,626	5,000	15,000	5,000	5,000	5,000	5,000	5,000
01-000-48-00-4820	RENTAL INCOME	7,285	7,100	6,750	7,000	7,000	7,000	7,000	7,000	7,000
01-000-48-00-4850	MISCELLANEOUS INCOME	12,563	12,143	15,000	18,250	13,000	13,000	13,000	13,000	13,000
01-000-49-00-4916	TRANSFER FROM CW MUNICIPAL BUILDING	9,645	92,125	18,000	30,000	47,180	47,180	47,180	47,180	47,180
	Revenue	15,010,788	15,502,203	15,642,962	16,281,304	16,469,238	16,728,635	17,015,174	17,167,228	17,462,277

## ADMINISTRATION DEPARTMENT

The Administration Department includes both elected official and management expenditures. The executive and legislative branches consist of the Mayor and an eight member City Council. The city administrator is hired by the Mayor with the consent of the City Council. City staff report to the city administrator. It is the role of the city administrator to direct staff in the daily administration of City services.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Expenditures</b>									
Salaries	460,265	518,618	579,552	573,500	600,095	616,238	632,865	649,991	667,631
Benefits	161,660	201,497	224,357	216,600	220,528	234,679	249,957	266,327	283,870
Contractual Services	140,692	131,910	141,990	141,607	131,949	134,672	136,496	139,185	143,054
Supplies	7,563	8,832	10,000	10,000	10,000	10,000	10,000	10,000	10,000
<b>Total Administration</b>	<b>770,180</b>	<b>860,857</b>	<b>955,899</b>	<b>941,707</b>	<b>962,572</b>	<b>995,589</b>	<b>1,029,318</b>	<b>1,065,503</b>	<b>1,104,555</b>





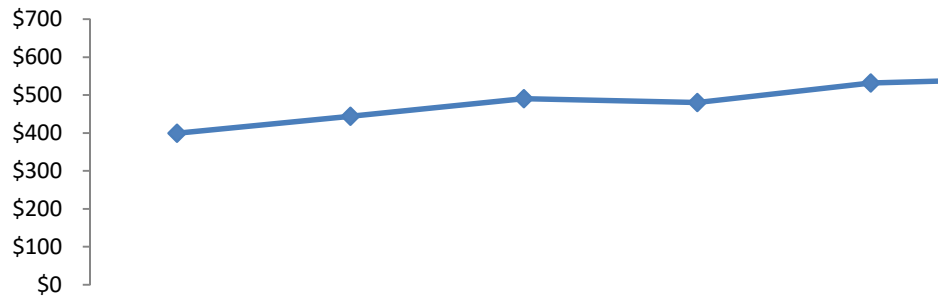
		FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
<b>Administration</b>										
01-110-50-00-5001	SALARIES - MAYOR	10,175	9,970	11,000	10,000	11,000	11,000	11,000	11,000	11,000
01-110-50-00-5002	SALARIES - LIQUOR COMM	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
01-110-50-00-5003	SALARIES - CITY CLERK	7,440	7,035	8,000	7,500	-	-	-	-	-
01-110-50-00-5004	SALARIES - CITY TREASURER	1,000	1,000	1,000	1,000	-	-	-	-	-
01-110-50-00-5005	SALARIES - ALDERMAN	46,465	48,225	52,000	50,000	50,000	50,000	50,000	50,000	50,000
01-110-50-00-5010	SALARIES - ADMINISTRATION	394,185	451,388	506,552	504,000	538,095	554,238	570,865	587,991	605,631
01-110-52-00-5212	RETIREMENT PLAN CONTRIBUTION	41,833	48,542	54,119	51,500	49,367	52,265	55,431	58,799	62,380
01-110-52-00-5214	FICA CONTRIBUTION	30,324	35,304	40,339	40,339	41,686	42,937	44,225	45,552	46,919
01-110-52-00-5216	GROUP HEALTH INSURANCE	82,328	109,134	120,465	115,298	120,064	129,669	140,043	151,246	163,346
01-110-52-00-5222	GROUP LIFE INSURANCE	492	543	451	480	428	432	436	440	444
01-110-52-00-5223	DENTAL INSURANCE	5,924	7,013	7,853	7,853	7,853	8,246	8,658	9,091	9,546
01-110-52-00-5224	VISION INSURANCE	759	961	1,130	1,130	1,130	1,130	1,164	1,199	1,235
01-110-54-00-5410	TUITION REIMBURSEMENT	8,040	5,110	13,000	12,864	-	-	-	-	-
01-110-54-00-5412	TRAINING & CONFERENCES	11,051	16,060	17,000	17,000	17,000	17,000	17,000	17,000	17,000
01-110-54-00-5415	TRAVEL & LODGING	12,097	11,408	9,000	9,000	10,000	10,000	10,000	10,000	10,000
01-110-54-00-5424	COMPUTER REPLACEMENT CHARGEBACK	-	-	4,568	4,568	1,655	2,778	2,917	3,831	5,830
01-110-54-00-5426	PUBLISHING & ADVERTISING	6,219	2,547	5,000	5,000	5,000	5,000	5,000	5,000	5,000
01-110-54-00-5430	PRINTING & DUPLICATING	2,376	4,139	3,250	3,250	3,250	3,250	3,250	3,250	3,250
01-110-54-00-5440	TELECOMMUNICATIONS	15,623	17,634	19,000	19,000	19,000	19,000	19,000	19,000	19,000
01-110-54-00-5448	FILING FEES	212	51	500	500	500	500	500	500	500
01-110-54-00-5451	CODIFICATION	1,579	2,864	5,000	5,000	5,000	5,000	5,000	5,000	5,000
01-110-54-00-5452	POSTAGE & SHIPPING	1,297	1,802	3,000	3,000	3,000	3,000	3,000	3,000	3,000
01-110-54-00-5460	DUES & SUBSCRIPTIONS	16,251	19,620	17,000	17,000	20,000	20,000	20,000	20,000	20,000
01-110-54-00-5462	PROFESSIONAL SERVICES	28,261	10,451	12,000	12,000	12,000	12,000	12,000	12,000	12,000
01-110-54-00-5480	UTILITIES	16,959	26,800	19,610	19,610	20,787	22,034	23,356	24,757	26,242
01-110-54-00-5485	RENTAL & LEASE PURCHASE	2,102	2,102	2,400	2,400	3,000	3,000	3,000	3,000	3,000
01-110-54-00-5488	OFFICE CLEANING	18,625	11,322	11,662	11,415	11,757	12,110	12,473	12,847	13,232
01-110-56-00-5610	OFFICE SUPPLIES	7,563	8,832	10,000	10,000	10,000	10,000	10,000	10,000	10,000
		<b>770,180</b>	<b>860,857</b>	<b>955,899</b>	<b>941,707</b>	<b>962,572</b>	<b>995,589</b>	<b>1,029,318</b>	<b>1,065,503</b>	<b>1,104,555</b>

## FINANCE DEPARTMENT

The Finance Department is responsible for the accounting, internal controls, external reporting and auditing of all financial transactions. The Finance Department is in charge of preparing for the annual audit, utility billing, receivables, payables, treasury management and payroll and works with administration in the preparation of the annual budget. Personnel are budgeted in the General and Water Funds.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Expenditures</b>									
Salaries	234,874	251,587	272,370	272,370	301,372	310,413	319,725	329,317	339,197
Benefits	78,103	106,348	119,623	109,909	119,719	127,399	135,695	144,585	154,109
Contractual Services	83,934	84,202	95,936	96,036	108,250	104,150	106,509	111,066	112,770
Supplies	2,528	1,898	2,700	2,000	2,500	2,500	2,500	2,500	2,500
<b>Total Finance</b>	<b>399,439</b>	<b>444,035</b>	<b>490,629</b>	<b>480,315</b>	<b>531,841</b>	<b>544,462</b>	<b>564,429</b>	<b>587,468</b>	<b>608,576</b>

Thousands



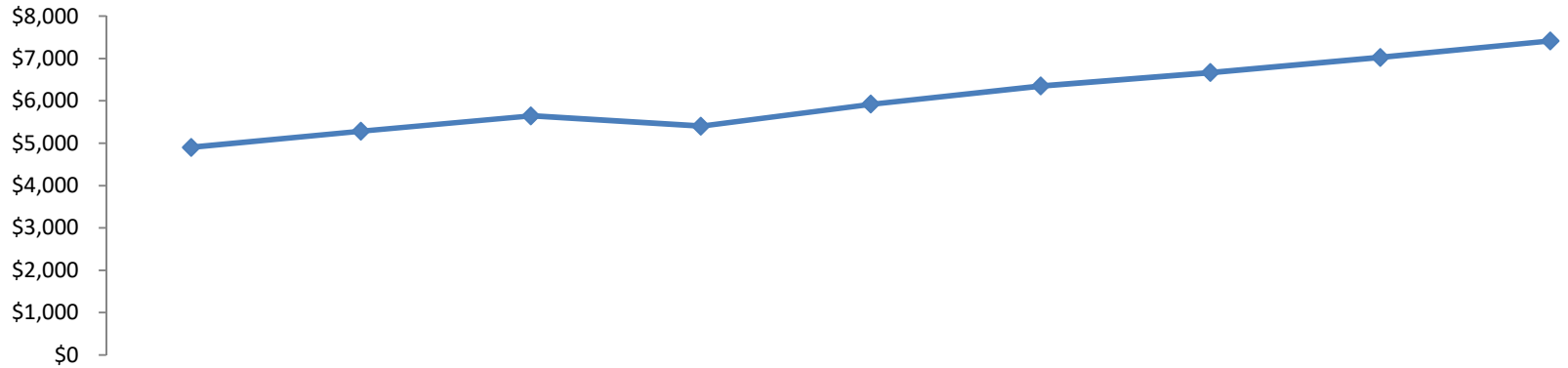
		FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
<b>Finance</b>										
01-120-50-00-5010	SALARIES & WAGES	234,874	251,587	272,370	272,370	301,372	310,413	319,725	329,317	339,197
01-120-52-00-5212	RETIREMENT PLAN CONTRIBUTION	25,473	27,110	29,100	29,100	27,649	29,272	31,045	32,932	34,937
01-120-52-00-5214	FICA CONTRIBUTION	17,647	18,776	19,988	19,988	21,574	22,221	22,888	23,575	24,282
01-120-52-00-5216	GROUP HEALTH INSURANCE	28,337	54,102	64,390	54,676	64,351	69,499	75,059	81,064	87,549
01-120-52-00-5222	GROUP LIFE INSURANCE	334	334	246	246	246	248	250	253	256
01-120-52-00-5223	DENTAL INSURANCE	5,655	5,319	5,192	5,192	5,192	5,452	5,725	6,011	6,312
01-120-52-00-5224	VISION INSURANCE	657	707	707	707	707	707	728	750	773
01-120-54-00-5412	TRAINING & CONFERENCES	2,911	3,515	3,500	3,500	3,500	3,500	3,500	3,500	3,500
01-120-54-00-5414	AUDITING SERVICES	34,000	29,000	33,200	29,800	34,100	35,000	35,900	40,000	40,000
01-120-54-00-5415	TRAVEL & LODGING	261	446	1,000	500	1,000	1,000	1,000	1,000	1,000
01-120-54-00-5424	COMPUTER REPLACEMENT CHARGEBACK	-	-	2,836	2,836	-	-	1,459	1,916	3,620
01-120-54-00-5430	PRINTING & DUPLICATING	2,572	2,989	3,500	3,500	3,500	3,500	3,500	3,500	3,500
01-120-54-00-5440	TELECOMMUNICATIONS	1,150	1,104	1,250	1,250	1,250	1,250	1,250	1,250	1,250
01-120-54-00-5452	POSTAGE & SHIPPING	1,033	897	1,200	1,200	1,200	1,200	1,200	1,200	1,200
01-120-54-00-5460	DUES & SUBSCRIPTIONS	1,010	985	1,250	1,250	1,500	1,500	1,500	1,500	1,500
01-120-54-00-5462	PROFESSIONAL SERVICES	39,002	43,325	46,000	50,000	60,000	55,000	55,000	55,000	55,000
01-120-54-00-5485	RENTAL & LEASE PURCHASE	1,995	1,941	2,200	2,200	2,200	2,200	2,200	2,200	2,200
01-120-56-00-5610	OFFICE SUPPLIES	2,528	1,898	2,700	2,000	2,500	2,500	2,500	2,500	2,500
		<b>399,439</b>	<b>444,035</b>	<b>490,629</b>	<b>480,315</b>	<b>531,841</b>	<b>544,462</b>	<b>564,429</b>	<b>587,468</b>	<b>608,576</b>

## POLICE DEPARTMENT

The mission of the Yorkville Police Department is to work in partnership with the community to protect life and property, assist neighborhoods with solving their problems and enhance the quality of life in our City.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Expenditures</b>									
Salaries	2,780,763	2,911,083	3,151,723	3,050,500	3,349,248	3,572,027	3,736,742	3,908,313	4,087,004
Benefits	1,728,589	1,915,338	1,960,422	1,885,459	2,175,164	2,365,372	2,534,141	2,714,316	2,906,978
Contractual Services	297,858	341,253	405,411	340,581	270,613	281,339	260,664	263,766	277,326
Supplies	96,715	115,879	127,560	125,500	128,500	131,650	134,958	138,431	142,078
<b>Total Police</b>	<b>4,903,925</b>	<b>5,283,553</b>	<b>5,645,116</b>	<b>5,402,040</b>	<b>5,923,525</b>	<b>6,350,388</b>	<b>6,666,505</b>	<b>7,024,826</b>	<b>7,413,386</b>

Thousands



		FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
<b>Police</b>										
01-210-50-00-5008	SALARIES - POLICE OFFICERS	1,542,800	1,652,672	1,775,116	1,695,000	1,924,224	2,110,507	2,237,631	2,370,484	2,509,295
01-210-50-00-5011	SALARIES - POLICE CHIEF & DEPUTIES	351,000	365,716	385,551	447,500	396,159	408,044	420,285	432,894	445,881
01-210-50-00-5012	SALARIES - SERGEANTS	577,455	588,265	616,592	578,000	644,811	664,155	684,080	704,602	725,740
01-210-50-00-5013	SALARIES - POLICE CLERKS	136,050	141,996	169,464	162,500	175,554	180,821	186,246	191,833	197,588
01-210-50-00-5014	SALARIES - CROSSING GUARD	23,437	24,855	24,000	27,500	27,500	27,500	27,500	27,500	27,500
01-210-50-00-5015	PART-TIME SALARIES	50,180	39,961	70,000	40,000	70,000	70,000	70,000	70,000	70,000
01-210-50-00-5020	OVERTIME	99,841	97,618	111,000	100,000	111,000	111,000	111,000	111,000	111,000
01-210-52-00-5212	RETIREMENT PLAN CONTRIBUTION	14,661	15,192	18,105	18,105	16,106	17,051	18,084	19,183	20,352
01-210-52-00-5213	EMPLOYER CONTRIBUTION - POLICE PENSION	825,413	966,211	963,361	963,361	1,111,484	1,161,484	1,211,484	1,261,484	1,311,484
01-210-52-00-5214	FICA CONTRIBUTION	204,346	215,493	234,853	222,000	245,951	262,579	275,338	288,626	302,464
01-210-52-00-5216	GROUP HEALTH INSURANCE	626,179	659,332	686,289	626,752	741,025	856,732	956,270	1,066,251	1,187,709
01-210-52-00-5222	GROUP LIFE INSURANCE	3,416	3,620	2,619	2,321	2,748	2,941	3,054	3,170	3,288
01-210-52-00-5223	DENTAL INSURANCE	48,646	48,896	48,434	46,452	50,770	57,033	61,889	67,088	72,653
01-210-52-00-5224	VISION INSURANCE	5,928	6,594	6,761	6,468	7,080	7,552	8,022	8,514	9,028
01-210-54-00-5410	TUITION REIMBURSEMENT	9,832	8,442	15,000	15,000	17,272	17,272	4,006	2,800	2,800
01-210-54-00-5411	POLICE COMMISSION	3,198	13,844	4,000	4,000	4,000	15,000	4,000	4,000	15,000
01-210-54-00-5412	TRAINING & CONFERENCE	12,433	16,862	21,000	21,000	21,000	21,000	21,000	21,000	21,000
01-210-54-00-5415	TRAVEL & LODGING	1,253	7,541	10,000	10,000	10,000	10,000	10,000	10,000	10,000
01-210-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	97,459	130,208	140,241	94,687	24,032	25,100	25,100	25,100	25,100
01-210-54-00-5424	COMPUTER REPLACEMENT CHARGEBACK	-	-	9,358	9,358	4,301	2,606	5,834	9,768	11,943
01-210-54-00-5430	PRINTING & DUPLICATING	7,931	5,713	4,500	4,500	4,500	4,500	4,500	4,500	4,500
01-210-54-00-5440	TELECOMMUNICATIONS	35,130	34,985	36,500	38,500	40,000	40,000	40,000	40,000	40,000
01-210-54-00-5452	POSTAGE & SHIPPING	1,129	944	1,600	1,600	1,600	1,600	1,600	1,600	1,600
01-210-54-00-5460	DUES & SUBSCRIPTIONS	9,100	5,985	5,300	8,775	9,000	9,000	9,000	9,000	9,000
01-210-54-00-5462	PROFESSIONAL SERVICES	22,318	28,576	30,000	30,000	30,000	30,000	30,000	30,000	30,000
01-210-54-00-5467	ADJUDICATION SERVICES	18,560	12,871	20,000	20,000	20,000	20,000	20,000	20,000	20,000
01-210-54-00-5469	NEW WORLD & LIVE SCAN	12,489	1,995	19,500	1,995	2,000	2,000	2,000	2,000	2,000
01-210-54-00-5472	KENDALL CO JUVI PROBATION	3,239	3,584	4,000	4,000	4,000	4,000	4,000	4,000	4,000
01-210-54-00-5484	MDT - ALERTS FEE	6,660	6,660	7,000	-	-	-	-	-	-
01-210-54-00-5485	RENTAL & LEASE PURCHASE	6,010	5,362	5,750	5,750	7,150	7,150	7,150	7,150	7,150
01-210-54-00-5488	OFFICE CLEANING	-	11,323	11,662	11,416	11,758	12,111	12,474	12,848	13,233
01-210-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	51,117	46,358	60,000	60,000	60,000	60,000	60,000	60,000	60,000
01-210-56-00-5600	WEARING APPAREL	10,641	12,312	15,000	15,000	15,000	15,000	15,000	15,000	15,000
01-210-56-00-5610	OFFICE SUPPLIES	1,883	2,669	4,500	4,500	4,500	4,500	4,500	4,500	4,500
01-210-56-00-5620	OPERATING SUPPLIES	9,727	13,029	16,000	16,000	16,000	16,000	16,000	16,000	16,000
01-210-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	5,961	13,103	12,500	12,500	12,500	12,500	12,500	12,500	12,500
01-210-56-00-5650	COMMUNITY SERVICES	1,012	1,883	1,500	1,500	1,500	1,500	1,500	1,500	1,500
01-210-56-00-5690	BALISTIC VESTS	4,636	4,149	6,000	6,000	6,000	6,000	6,000	6,000	6,000

Account Number	Description	FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
		Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
01-210-56-00-5695	GASOLINE	54,933	58,739	62,060	60,000	63,000	66,150	69,458	72,931	76,578
01-210-56-00-5696	AMMUNITION	<u>7,922</u>	<u>9,995</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>
		<b>4,903,925</b>	<b>5,283,553</b>	<b>5,645,116</b>	<b>5,402,040</b>	<b>5,923,525</b>	<b>6,350,388</b>	<b>6,666,505</b>	<b>7,024,826</b>	<b>7,413,386</b>

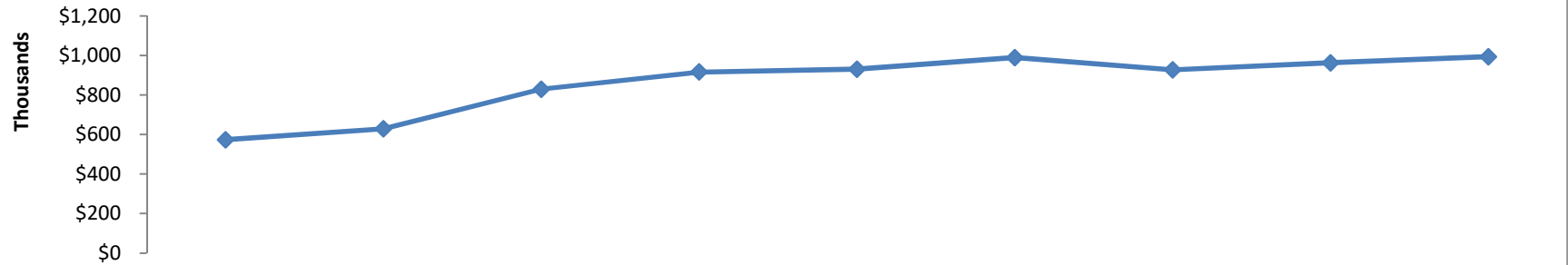
## COMMUNITY DEVELOPMENT DEPARTMENT

The primary focus of the Community Development Department is to ensure that all existing and new construction is consistent with the overall development goals of the City which entails short and long-range planning, administration of zoning regulations, building permits issuance and code enforcement. The department also provides staff support to the City Council, Plan Commission, Zoning Board of Appeals and Park Board and assists in the review of all development plans proposed within the United City of Yorkville.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Expenditures</b>									
Salaries	374,208	427,777	488,585	467,355	520,619	536,238	552,325	568,895	585,962
Benefits	138,585	151,538	179,347	167,773	184,592	196,118	208,564	221,884	236,139
Contractual Services	52,914	44,147	154,174	274,159	217,523	249,327	159,159	164,105	164,108
Supplies	8,251	6,431	7,540	7,540	7,655	7,775	7,901	8,034	8,173
<b>Total Community Development</b>	<b>573,958</b>	<b>629,893</b>	<b>829,646</b>	<b>916,827</b>	<b>930,389</b>	<b>989,458</b>	<b>927,949</b>	<b>962,918</b>	<b>994,382</b>

Thousands

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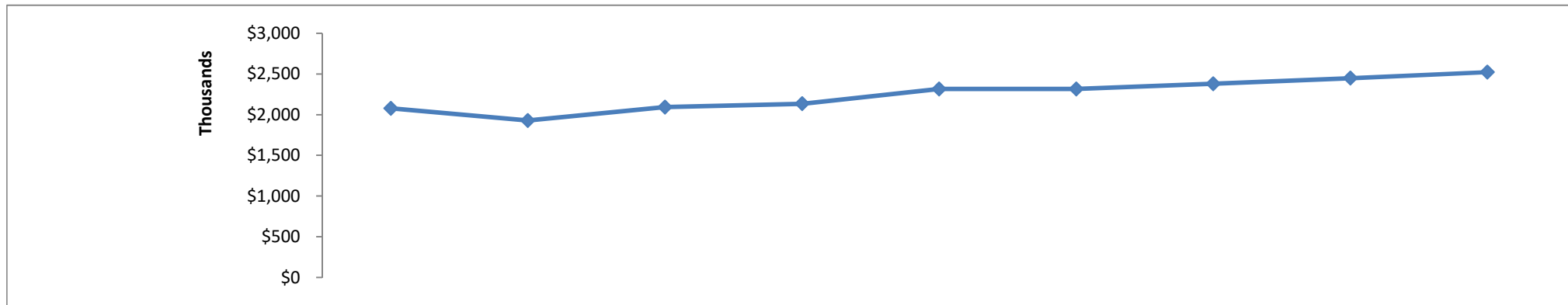


		FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
<b>Community Development</b>										
01-220-50-00-5010	SALARIES & WAGES	331,861	408,213	440,585	464,500	520,619	536,238	552,325	568,895	585,962
01-220-50-00-5015	PART-TIME SALARIES	42,347	19,564	48,000	2,855	-	-	-	-	-
01-220-52-00-5212	RETIREMENT PLAN CONTRIBUTION	35,454	43,851	47,071	47,071	47,763	50,567	53,631	56,890	60,354
01-220-52-00-5214	FICA CONTRIBUTION	27,585	31,813	36,504	36,504	38,317	39,467	40,651	41,871	43,127
01-220-52-00-5216	GROUP HEALTH INSURANCE	69,889	69,021	88,827	77,022	90,471	97,709	105,526	113,968	123,085
01-220-52-00-5222	GROUP LIFE INSURANCE	401	491	393	393	429	433	437	441	445
01-220-52-00-5223	DENTAL INSURANCE	4,669	5,590	5,706	5,893	6,603	6,933	7,280	7,644	8,026
01-220-52-00-5224	VISION INSURANCE	587	772	846	890	1,009	1,009	1,039	1,070	1,102
01-220-54-00-5412	TRAINING & CONFERENCES	1,537	4,876	7,300	7,300	7,300	7,300	7,300	7,300	7,300
01-220-54-00-5415	TRAVEL & LODGING	219	7,677	6,500	6,500	6,500	6,500	6,500	6,500	6,500
01-220-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	-	-	40,000	44,985	-	-	-	-	-
01-220-54-00-5424	COMPUTER REPLACEMENT CHARGEBACK	-	-	3,624	3,624	1,323	3,127	1,459	4,405	4,408
01-220-54-00-5426	PUBLISHING & ADVERTISING	3,659	2,169	2,500	2,500	2,500	2,500	2,500	2,500	2,500
01-220-54-00-5430	PRINTING & DUPLICATING	883	1,367	1,500	1,500	1,500	1,500	1,500	1,500	1,500
01-220-54-00-5440	TELECOMMUNICATIONS	4,008	4,098	4,000	4,000	4,000	4,000	4,000	4,000	4,000
01-220-54-00-5452	POSTAGE & SHIPPING	535	591	1,000	1,000	1,000	1,000	1,000	1,000	1,000
01-220-54-00-5459	INSPECTIONS	595	1,785	5,000	150,000	125,000	125,000	125,000	125,000	125,000
01-220-54-00-5460	DUES & SUBSCRIPTIONS	2,222	2,141	2,100	2,100	2,750	2,750	2,750	2,750	2,750
01-220-54-00-5462	PROFESSIONAL SERVICES	36,124	16,311	77,500	47,500	62,500	92,500	4,000	6,000	6,000
01-220-54-00-5485	RENTAL & LEASE PURCHASE	3,132	3,132	3,150	3,150	3,150	3,150	3,150	3,150	3,150
01-220-56-00-5610	OFFICE SUPPLIES	1,742	1,707	1,500	1,500	1,500	1,500	1,500	1,500	1,500
01-220-56-00-5620	OPERATING SUPPLIES	4,829	2,699	3,750	3,750	3,750	3,750	3,750	3,750	3,750
01-220-56-00-5695	GASOLINE	1,680	2,025	2,290	2,290	2,405	2,525	2,651	2,784	2,923
		<b>573,958</b>	<b>629,893</b>	<b>829,646</b>	<b>916,827</b>	<b>930,389</b>	<b>989,458</b>	<b>927,949</b>	<b>962,918</b>	<b>994,382</b>

## PUBLIC WORKS DEPARTMENT - STREET OPERATIONS / HEALTH & SANITATION

The Public Works Department is an integral part of the United City of Yorkville. We provide high quality drinking water, efficient disposal of sanitary waste and maintain a comprehensive road and storm sewer network to ensure the safety and quality of life for the citizens of Yorkville.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Expenditures</b>									
Salaries	362,054	395,459	408,909	418,430	434,921	446,994	459,429	472,237	485,429
Benefits	196,446	196,203	197,100	195,937	193,915	206,615	220,332	235,041	250,817
Contractual Services	1,450,218	1,239,831	1,304,948	1,357,544	1,385,782	1,407,246	1,443,720	1,483,816	1,526,881
Supplies	68,784	97,088	182,298	162,298	301,343	255,045	256,307	257,632	259,024
<b>Total Public Works</b>	<b>2,077,502</b>	<b>1,928,581</b>	<b>2,093,255</b>	<b>2,134,209</b>	<b>2,315,961</b>	<b>2,315,900</b>	<b>2,379,788</b>	<b>2,448,726</b>	<b>2,522,151</b>



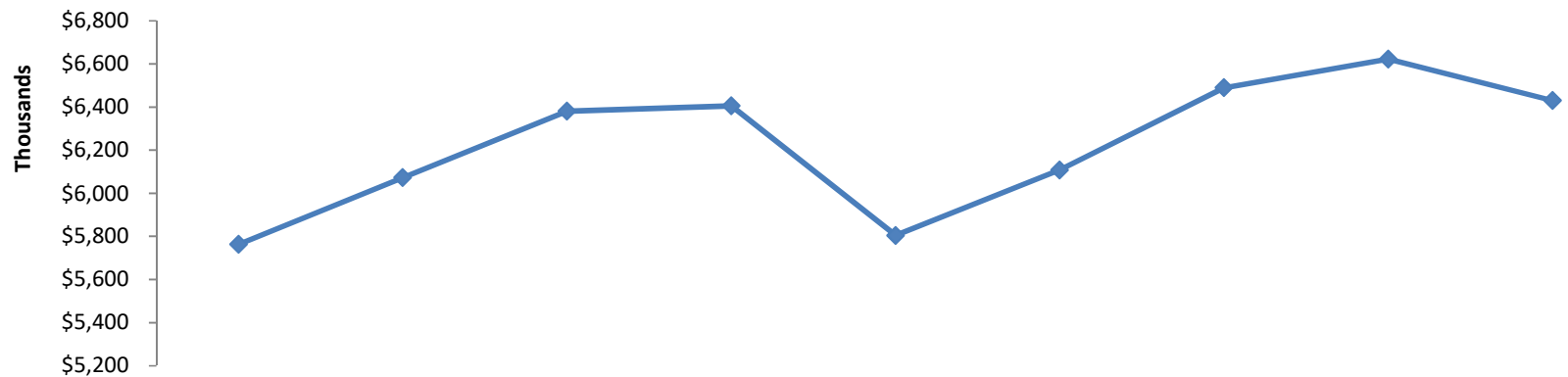
		FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
<b>Public Works - Street Operations</b>										
01-410-50-00-5010	SALARIES & WAGES	339,927	360,757	382,309	380,000	402,421	414,494	426,929	439,737	452,929
01-410-50-00-5015	PART-TIME SALARIES	8,455	8,550	11,600	13,430	12,500	12,500	12,500	12,500	12,500
01-410-50-00-5020	OVERTIME	13,672	26,152	15,000	25,000	20,000	20,000	20,000	20,000	20,000
01-410-52-00-5212	RETIREMENT PLAN CONTRIBUTION	37,768	41,337	42,448	42,448	38,754	40,973	43,397	45,974	48,712
01-410-52-00-5214	FICA CONTRIBUTION	26,608	29,271	30,161	30,161	31,902	32,859	33,845	34,860	35,906
01-410-52-00-5216	GROUP HEALTH INSURANCE	121,383	116,109	115,626	114,472	114,394	123,546	133,430	144,104	155,632
01-410-52-00-5222	GROUP LIFE INSURANCE	610	594	437	428	437	441	445	449	453
01-410-52-00-5223	DENTAL INSURANCE	9,010	7,827	7,363	7,363	7,363	7,731	8,118	8,524	8,950
01-410-52-00-5224	VISION INSURANCE	1,067	1,065	1,065	1,065	1,065	1,065	1,097	1,130	1,164
01-410-54-00-5412	TRAINING & CONFERENCES	2,895	2,603	3,000	3,000	3,000	3,000	3,000	3,000	3,000
01-410-54-00-5415	TRAVEL & LODGING	1,157	706	2,000	2,000	2,000	2,000	2,000	2,000	2,000
01-410-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	63,626	-	-	-	-	-	-	2,826	4,635
01-410-54-00-5424	COMPUTER REPLACEMENT CHARGEBACK	-	-	1,523	1,523	2,500	869	3,413	1,283	1,950
01-410-54-00-5435	TRAFFIC SIGNAL MAINTENANCE	18,871	8,795	20,000	20,000	30,000	20,000	20,000	20,000	20,000
01-410-54-00-5440	TELECOMMUNICATIONS	2,751	3,433	3,500	3,500	3,750	3,750	3,750	3,750	3,750
01-410-54-00-5455	MOSQUITO CONTROL	7,142	7,142	7,499	6,281	6,281	6,595	6,925	7,271	7,635
01-410-54-00-5458	TREE & STUMP MAINTENANCE	8,980	5,725	15,000	15,000	15,000	15,000	15,000	15,000	15,000
01-410-54-00-5462	PROFESSIONAL SERVICES	6,428	3,089	4,000	4,000	6,825	6,825	6,825	6,825	6,825
01-410-54-00-5482	STREET LIGHTING	426	400	9,000	500	-	-	-	-	-
01-410-54-00-5483	JULIE SERVICES	-	-	3,000	1,250	3,000	3,000	3,000	3,000	3,000
01-410-54-00-5485	RENTAL & LEASE PURCHASE	6,162	1,238	6,000	6,000	6,000	6,000	6,000	6,000	6,000
01-410-54-00-5488	OFFICE CLEANING	-	1,164	1,199	1,020	1,051	1,083	1,115	1,148	1,182
01-410-54-00-5490	VEHICLE MAINTENANCE SERVICES	30,385	64,919	55,000	85,000	65,000	65,000	65,000	65,000	65,000
01-410-56-00-5600	WEARING APPAREL	4,620	6,632	5,100	5,100	5,100	5,100	5,100	5,100	5,100
01-410-56-00-5618	SALT & CALCIUM CHLORIDE	-	-	-	-	157,500	120,000	120,000	120,000	120,000
01-410-56-00-5619	SIGNS	-	-	15,000	15,000	-	-	-	-	-
01-410-56-00-5620	OPERATING SUPPLIES	5,287	18,832	25,100	25,100	23,000	23,000	23,000	23,000	23,000
01-410-56-00-5628	VEHICLE MAINTENANCE SUPPLIES	27,441	27,125	30,000	30,000	30,000	30,000	30,000	30,000	30,000
01-410-56-00-5630	SMALL TOOLS & EQUIPMENT	3,270	3,288	6,000	6,000	18,500	8,500	8,500	8,500	8,500
01-410-56-00-5632	ASPHALT PATCHING	-	-	35,000	15,000	-	-	-	-	-
01-410-56-00-5640	REPAIR & MAINTENANCE	12,775	19,339	25,000	25,000	25,000	25,000	25,000	25,000	25,000
01-410-56-00-5642	STREET LIGHTING SUPPLIES	-	-	17,000	17,000	17,000	17,000	17,000	17,000	17,000
01-410-56-00-5665	JULIE SUPPLIES	-	-	1,200	1,200	1,200	1,200	1,200	1,200	1,200
01-410-56-00-5695	GASOLINE	15,391	21,872	22,898	22,898	24,043	25,245	26,507	27,832	29,224
		<b>776,107</b>	<b>787,964</b>	<b>919,028</b>	<b>925,739</b>	<b>1,074,586</b>	<b>1,041,776</b>	<b>1,072,096</b>	<b>1,102,013</b>	<b>1,135,247</b>

		FY 2017	FY 2018			FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
Public Works - Health & Sanitation										
01-540-54-00-5441	GARBAGE SERVICES - SENIOR SUBSIDY	35,103	31,147	32,089	33,250	34,081	34,933	35,806	36,880	37,986
01-540-54-00-5442	GARBAGE SERVICES	1,262,212	1,105,630	1,137,138	1,168,500	1,200,294	1,232,191	1,264,886	1,302,833	1,341,918
01-540-54-00-5443	LEAF PICKUP	<u>4,080</u>	<u>3,840</u>	<u>5,000</u>	<u>6,720</u>	<u>7,000</u>	<u>7,000</u>	<u>7,000</u>	<u>7,000</u>	<u>7,000</u>
		1,301,395	1,140,617	1,174,227	1,208,470	1,241,375	1,274,124	1,307,692	1,346,713	1,386,904
	Total Public Works	2,077,502	1,928,581	2,093,255	2,134,209	2,315,961	2,315,900	2,379,788	2,448,726	2,522,151

## ADMINISTRATIVE SERVICES DEPARTMENT

The Administrative Services Department accounts for General Fund expenditures that are shared by all departments and cannot be easily classified in one department or the other. These expenditures include such items as tax rebates, bad debt, engineering services, corporate legal expenditures and interfund transfers.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Expenditures</b>									
Salaries	800	17,640	500	500	500	500	500	500	500
Benefits	331,679	334,909	375,608	347,362	379,699	402,527	389,080	411,806	434,414
Contractual Services	2,770,751	2,925,753	2,945,232	3,003,928	3,079,351	3,104,545	3,116,558	3,005,318	3,049,619
Supplies	11,106	14,929	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Other Financing Uses	2,649,065	2,779,764	3,044,911	3,039,217	2,330,400	2,586,243	2,969,276	3,190,286	2,931,155
<b>Total Admin Services &amp; Transfers</b>	<b>5,763,401</b>	<b>6,072,995</b>	<b>6,381,251</b>	<b>6,406,007</b>	<b>5,804,950</b>	<b>6,108,815</b>	<b>6,490,414</b>	<b>6,622,910</b>	<b>6,430,688</b>



		FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
<b>Administrative Services</b>										
01-640-50-00-5016	SALARIES - SPECIAL CENSUS	-	16,740	-	-	-	-	-	-	-
01-640-50-00-5092	POLICE SPECIAL DETAIL WAGES	800	900	500	500	500	500	500	500	500
01-640-52-00-5214	FICA CONTRIBUTION - SPECIAL CENSUS	-	1,281	-	-	-	-	-	-	-
01-640-52-00-5230	UNEMPLOYMENT INSURANCE	11,298	6,402	20,000	10,000	15,000	15,000	15,000	15,000	15,000
01-640-52-00-5231	LIABILITY INSURANCE	286,792	294,582	313,712	295,466	316,374	335,356	355,477	376,806	399,414
01-640-52-00-5240	RETIREEES - GROUP HEALTH INSURANCE	33,255	31,857	41,367	41,367	47,796	51,620	18,458	20,000	20,000
01-640-52-00-5241	RETIREEES - DENTAL INSURANCE	260	554	449	449	449	471	124	-	-
01-640-52-00-5242	RETIREEES - VISION INSURANCE	74	233	80	80	80	80	21	-	-
01-640-54-00-5418	PURCHASING SERVICES	5,187	54,535	53,419	43,393	50,465	52,365	54,354	56,438	58,623
01-640-54-00-5423	IDOR ADMINISTRATION FEE	-	51,945	57,357	43,918	44,689	45,478	46,287	47,114	47,961
01-640-54-00-5427	GC HOUSING RENTAL ASSISTANCE	-	1,034	12,000	6,438	7,800	8,580	9,438	10,382	11,420
01-640-54-00-5428	UTILITY TAX REBATE	-	14,375	14,375	13,250	14,375	14,375	14,375	-	-
01-640-54-00-5432	FACILITY MANAGEMENT SERVICES	-	1,072	50,000	54,130	57,425	59,146	60,923	62,755	64,646
01-640-54-00-5439	AMUSEMENT TAX REBATE	61,613	47,723	60,000	50,000	60,000	60,000	30,000	30,000	30,000
01-640-54-00-5449	KENCOM	74,842	119,698	110,958	110,958	126,109	147,320	157,591	168,204	179,171
01-640-54-00-5450	INFORMATION TECHNOLOGY SERVICES	117,691	203,809	136,000	225,000	225,000	225,000	225,000	225,000	225,000
01-640-54-00-5456	CORPORATE COUNSEL	102,825	99,701	110,000	120,000	115,000	115,000	115,000	115,000	115,000
01-640-54-00-5461	LITIGATION COUNSEL	211,454	188,411	120,000	80,000	120,000	120,000	120,000	120,000	120,000
01-640-54-00-5462	PROFESSIONAL SERVICES	-	-	-	20,000	27,000	-	-	-	-
01-640-54-00-5463	SPECIAL COUNSEL	4,815	9,511	20,000	35,000	25,000	25,000	25,000	25,000	25,000
01-640-54-00-5465	ENGINEERING SERVICES	350,899	379,663	390,000	390,000	390,000	390,000	390,000	390,000	390,000
01-640-54-00-5473	KENDALL AREA TRANSIT	23,550	23,550	25,000	23,550	25,000	25,000	25,000	25,000	25,000
01-640-54-00-5475	CABLE CONSORTIUM FEE	92,765	96,010	92,000	96,000	96,000	96,000	96,000	96,000	96,000
01-640-54-00-5478	SPECIAL CENSUS	108,093	3,349	-	-	-	-	-	-	-
01-640-54-00-5481	HOTEL TAX REBATE	65,166	71,642	72,000	72,000	72,000	72,000	72,000	72,000	72,000
01-640-54-00-5486	ECONOMIC DEVELOPMENT	160,359	145,989	145,000	160,225	146,000	146,000	146,000	146,000	146,000
01-640-54-00-5491	CITY PROPERTY TAX REBATE	1,286	1,233	1,500	1,233	1,500	1,500	1,500	1,500	1,500
01-640-54-00-5492	SALES TAX REBATE	879,408	879,122	928,303	895,000	912,900	931,158	949,781	968,777	988,153
01-640-54-00-5493	BUSINESS DISTRICT REBATE	387,157	401,611	425,320	413,700	421,088	428,623	436,309	444,148	452,145
01-640-54-00-5494	ADMISSIONS TAX REBATE	122,007	130,766	120,000	148,133	140,000	140,000	140,000	-	-
01-640-54-00-5499	BAD DEBT	1,634	1,004	2,000	2,000	2,000	2,000	2,000	2,000	2,000
01-640-56-00-5625	REIMBURSABLE REPAIRS	11,106	14,929	15,000	15,000	15,000	15,000	15,000	15,000	15,000
01-640-99-00-9915	TRANSFER TO MOTOR FUEL TAX	33,750	268	-	-	-	-	-	-	-
01-640-99-00-9923	TRANSFER TO CITY-WIDE CAPITAL	71,602	-	569,725	569,725	-	95,756	-	-	-
01-640-99-00-9942	TRANSFER TO DEBT SERVICE	266,979	309,972	318,725	314,725	319,379	318,579	324,729	325,429	-
01-640-99-00-9952	TRANSFER TO SEWER	1,134,052	1,137,166	856,583	856,583	575,030	586,749	994,479	1,135,964	1,134,606

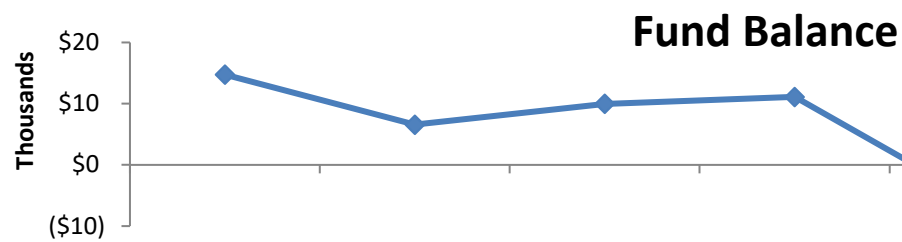
Account Number	Description	FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
		Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
01-640-99-00-9979	TRANSFER TO PARKS & RECREATION	1,118,638	1,308,583	1,274,699	1,274,699	1,410,988	1,558,701	1,622,068	1,699,258	1,765,181
01-640-99-00-9982	TRANSFER TO LIBRARY OPERATIONS	24,044	23,775	25,179	23,485	25,003	26,458	28,000	29,635	31,368
		5,763,401	6,072,995	6,381,251	6,406,007	5,804,950	6,108,815	6,490,414	6,622,910	6,430,688
	Expenditures	14,488,405	15,219,914	16,395,796	16,281,105	16,469,238	17,304,612	18,058,403	18,712,351	19,073,738
	Surplus(Deficit)	522,383	282,289	(752,834)	199	-	(575,977)	(1,043,229)	(1,545,123)	(1,611,461)
	Fund Balance	6,214,089	6,496,373	5,468,778	6,496,572	6,496,572	5,920,595	4,877,366	3,332,243	1,720,782
		42.89%	42.68%	33.35%	39.90%	39.45%	34.21%	27.01%	17.81%	9.02%



### Fox Hill SSA Fund (11)

This fund was created for the purpose of maintaining the common areas of the Fox Hill Estates (SSA 2004-201) subdivision. All money for the fund is derived from property taxes levied on homeowners in the subdivision.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Taxes	7,263	9,366	13,381	13,381	13,381	13,381	13,381	13,381	13,381
Other Financing Sources	22,000	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>29,263</b>	<b>9,366</b>	<b>13,381</b>	<b>13,381</b>	<b>13,381</b>	<b>13,381</b>	<b>13,381</b>	<b>13,381</b>	<b>13,381</b>
<b>Expenditures</b>									
Contractual Services	10,741	17,552	8,835	8,835	30,977	10,326	10,482	10,646	12,258
<b>Total Expenditures</b>	<b>10,741</b>	<b>17,552</b>	<b>8,835</b>	<b>8,835</b>	<b>30,977</b>	<b>10,326</b>	<b>10,482</b>	<b>10,646</b>	<b>12,258</b>
Surplus (Deficit)	18,522	(8,186)	4,546	4,546	(17,596)	3,055	2,899	2,735	1,123
<b>Ending Fund Balance</b>	<b>14,742</b>	<b>6,556</b>	<b>9,954</b>	<b>11,102</b>	<b>(6,494)</b>	<b>(3,439)</b>	<b>(540)</b>	<b>2,195</b>	<b>3,318</b>
	137.25%	37.35%	112.67%	125.66%	-20.96%	-33.30%	-5.15%	20.62%	27.07%

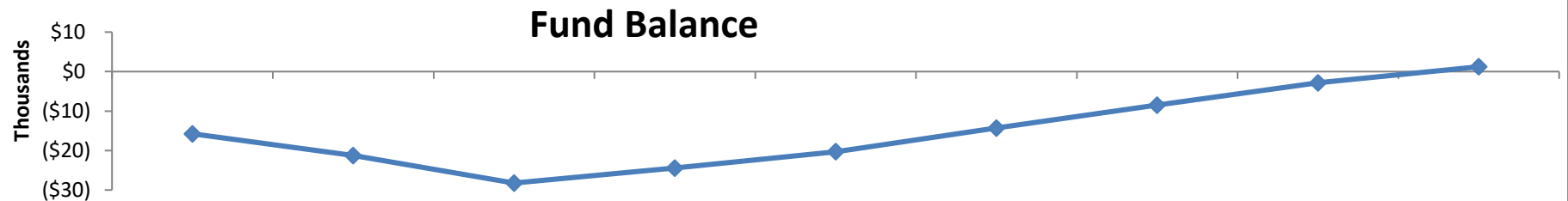


Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>Fox Hill SSA - 11</u></b>										
11-000-40-00-4000	PROPERTY TAXES	7,263	9,366	13,381	13,381	13,381	13,381	13,381	13,381	13,381
11-000-49-00-4910	SALE OF CAPITAL ASSETS	<u>22,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<b>Revenue</b>	<b>29,263</b>	<b>9,366</b>	<b>13,381</b>	<b>13,381</b>	<b>13,381</b>	<b>13,381</b>	<b>13,381</b>	<b>13,381</b>	<b>13,381</b>
11-111-54-00-5462	PROFESSIONAL SERVICES	-	2,138	2,835	2,835	2,977	3,126	3,282	3,446	3,618
11-111-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	<u>10,741</u>	<u>15,414</u>	<u>6,000</u>	<u>6,000</u>	<u>28,000</u>	<u>7,200</u>	<u>7,200</u>	<u>7,200</u>	<u>8,640</u>
	<b>Expenditures</b>	<b>10,741</b>	<b>17,552</b>	<b>8,835</b>	<b>8,835</b>	<b>30,977</b>	<b>10,326</b>	<b>10,482</b>	<b>10,646</b>	<b>12,258</b>
	<b>Surplus(Deficit)</b>	<b>18,522</b>	<b>(8,186)</b>	<b>4,546</b>	<b>4,546</b>	<b>(17,596)</b>	<b>3,055</b>	<b>2,899</b>	<b>2,735</b>	<b>1,123</b>
	<b>Fund Balance</b>	<b>14,742</b>	<b>6,556</b>	<b>9,954</b>	<b>11,102</b>	<b>(6,494)</b>	<b>(3,439)</b>	<b>(540)</b>	<b>2,195</b>	<b>3,318</b>
		<i>137.25%</i>	<i>37.35%</i>	<i>112.67%</i>	<i>125.66%</i>	<i>-20.96%</i>	<i>-33.30%</i>	<i>-5.15%</i>	<i>20.62%</i>	<i>27.07%</i>

### Sunflower SSA Fund (12)

This fund was created for the purpose of maintaining the common areas of the Sunflower Estates (SSA 2006-119) subdivision. All money for the fund is derived from property taxes levied on homeowners in the subdivision.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Taxes	20,456	13,480	15,637	15,639	18,140	21,304	21,304	21,304	21,304
<b>Total Revenue</b>	<b>20,456</b>	<b>13,480</b>	<b>15,637</b>	<b>15,639</b>	<b>18,140</b>	<b>21,304</b>	<b>21,304</b>	<b>21,304</b>	<b>21,304</b>
<b>Expenditures</b>									
Contractual Services	5,057	18,957	18,835	18,835	13,977	15,326	15,482	15,646	17,258
<b>Total Expenditures</b>	<b>5,057</b>	<b>18,957</b>	<b>18,835</b>	<b>18,835</b>	<b>13,977</b>	<b>15,326</b>	<b>15,482</b>	<b>15,646</b>	<b>17,258</b>
Surplus (Deficit)	15,399	(5,477)	(3,198)	(3,196)	4,163	5,978	5,822	5,658	4,046
<b>Ending Fund Balance</b>	<b>(15,774)</b>	<b>(21,251)</b>	<b>(28,236)</b>	<b>(24,447)</b>	<b>(20,284)</b>	<b>(14,306)</b>	<b>(8,484)</b>	<b>(2,826)</b>	<b>1,220</b>
	-311.92%	-112.10%	-149.91%	-129.80%	-145.12%	-93.34%	-54.80%	-18.06%	7.07%

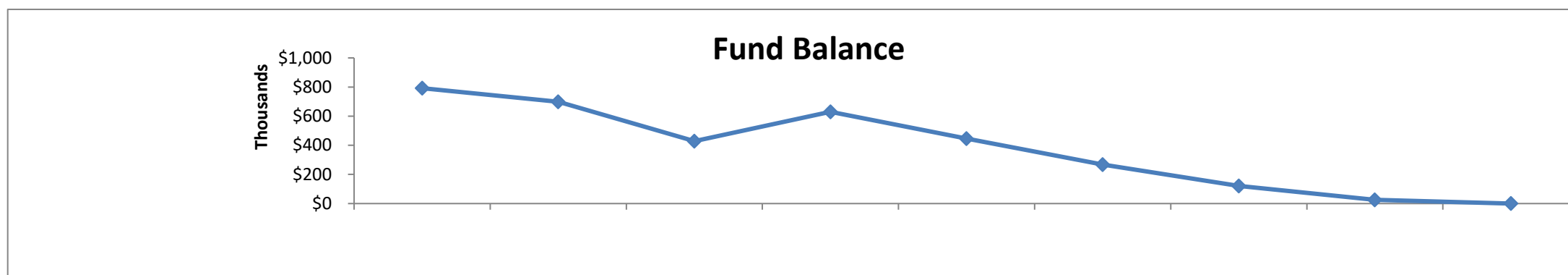


Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>Sunflower SSA - 12</u></b>										
12-000-40-00-4000	PROPERTY TAXES	20,456	13,480	15,637	15,639	18,140	21,304	21,304	21,304	21,304
	<b>Revenue</b>	<b>20,456</b>	<b>13,480</b>	<b>15,637</b>	<b>15,639</b>	<b>18,140</b>	<b>21,304</b>	<b>21,304</b>	<b>21,304</b>	<b>21,304</b>
12-112-54-00-5416	POND MAINTENANCE	2,512	5,095	5,000	5,000	5,000	5,000	5,000	5,000	5,000
12-112-54-00-5462	PROFESSIONAL SERVICES	-	2,138	2,835	2,835	2,977	3,126	3,282	3,446	3,618
12-112-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	2,545	11,724	11,000	11,000	6,000	7,200	7,200	7,200	8,640
	<b>Expenditures</b>	<b>5,057</b>	<b>18,957</b>	<b>18,835</b>	<b>18,835</b>	<b>13,977</b>	<b>15,326</b>	<b>15,482</b>	<b>15,646</b>	<b>17,258</b>
	<b>Surplus(Deficit)</b>	<b>15,399</b>	<b>(5,477)</b>	<b>(3,198)</b>	<b>(3,196)</b>	<b>4,163</b>	<b>5,978</b>	<b>5,822</b>	<b>5,658</b>	<b>4,046</b>
	<b>Fund Balance</b>	<b>(15,774)</b>	<b>(21,251)</b>	<b>(28,236)</b>	<b>(24,447)</b>	<b>(20,284)</b>	<b>(14,306)</b>	<b>(8,484)</b>	<b>(2,826)</b>	<b>1,220</b>
		-311.92%	-112.10%	-149.91%	-129.80%	-145.12%	-93.34%	-54.80%	-18.06%	7.07%

### Motor Fuel Tax Fund (15)

The Motor Fuel Tax Fund is used to maintain existing and construct new City owned roadways, alleys and parking lots. The fund also purchases materials used in the maintenance and operation of those facilities.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Intergovernmental	470,816	495,510	530,817	537,422	525,084	534,766	544,641	554,714	564,988
Investment Earnings	3,556	8,475	5,000	15,000	9,820	5,900	2,677	576	-
Other Financing Sources	33,750	268	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>508,122</b>	<b>504,253</b>	<b>535,817</b>	<b>552,422</b>	<b>534,904</b>	<b>540,666</b>	<b>547,318</b>	<b>555,290</b>	<b>564,988</b>
<b>Expenditures</b>									
Contractual Services	105,673	98,120	97,000	97,000	-	-	-	-	-
Supplies	119,661	126,075	90,000	90,000	-	-	-	-	-
Capital Outlay	373,787	373,787	504,787	433,788	718,788	718,788	693,788	650,745	591,184
<b>Total Expenditures</b>	<b>599,121</b>	<b>597,982</b>	<b>691,787</b>	<b>620,788</b>	<b>718,788</b>	<b>718,788</b>	<b>693,788</b>	<b>650,745</b>	<b>591,184</b>
Surplus (Deficit)	(90,999)	(93,729)	(155,970)	(68,366)	(183,884)	(178,122)	(146,470)	(95,455)	(26,196)
<b>Ending Fund Balance</b>	<b>792,224</b>	<b>698,493</b>	<b>428,536</b>	<b>630,127</b>	<b>446,243</b>	<b>268,121</b>	<b>121,651</b>	<b>26,196</b>	<b>-</b>

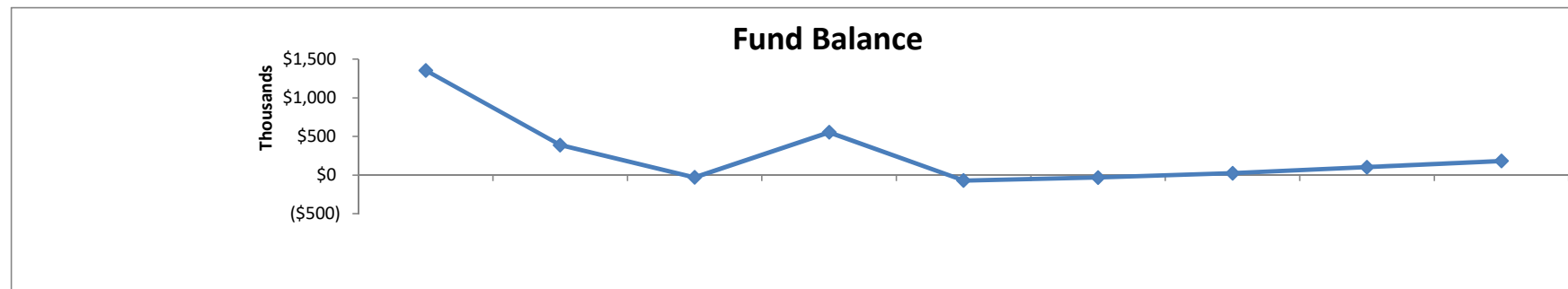


Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>Motor Fuel Tax - 15</u></b>										
15-000-41-00-4112	MOTOR FUEL TAX	428,888	454,449	489,817	489,817	484,084	493,766	503,641	513,714	523,988
15-000-41-00-4113	MFT HIGH GROWTH	41,928	41,061	41,000	47,605	41,000	41,000	41,000	41,000	41,000
15-000-45-00-4500	INVESTMENT EARNINGS	3,556	8,475	5,000	15,000	9,820	5,900	2,677	576	-
15-000-49-00-4901	TRANSFER FROM GENERAL	33,750	268	-	-	-	-	-	-	-
	<b>Revenue</b>	<b>508,122</b>	<b>504,253</b>	<b>535,817</b>	<b>552,422</b>	<b>534,904</b>	<b>540,666</b>	<b>547,318</b>	<b>555,290</b>	<b>564,988</b>
15-155-54-00-5438	SALT STORAGE	7,750	7,750	-	-	-	-	-	-	-
15-155-54-00-5482	STREET LIGHTING	97,923	90,370	97,000	97,000	-	-	-	-	-
15-155-56-00-5618	SALT	64,396	84,015	90,000	90,000	-	-	-	-	-
15-155-56-00-5619	SIGNS	15,640	9,171	-	-	-	-	-	-	-
15-155-56-00-5632	ASPHALT PATCHING	24,244	21,653	-	-	-	-	-	-	-
15-155-56-00-5642	STREET LIGHTING SUPPLIES	15,381	11,236	-	-	-	-	-	-	-
15-155-60-00-6004	BASELINE ROAD BRIDGE REPAIRS	-	-	25,000	-	25,000	25,000	-	-	-
15-155-60-00-6025	ROAD TO BETTER ROADS PROGRAM	300,000	300,000	406,000	360,000	620,000	620,000	620,000	620,000	591,184
15-155-60-00-6079	ROUTE 47 EXPANSION	73,787	73,787	73,787	73,788	73,788	73,788	73,788	30,745	-
	<b>Expenditures</b>	<b>599,121</b>	<b>597,982</b>	<b>691,787</b>	<b>620,788</b>	<b>718,788</b>	<b>718,788</b>	<b>693,788</b>	<b>650,745</b>	<b>591,184</b>
	<b>Surplus(Deficit)</b>	<b>(90,999)</b>	<b>(93,729)</b>	<b>(155,970)</b>	<b>(68,366)</b>	<b>(183,884)</b>	<b>(178,122)</b>	<b>(146,470)</b>	<b>(95,455)</b>	<b>(26,196)</b>
	<b>Fund Balance</b>	<b>792,224</b>	<b>698,493</b>	<b>428,536</b>	<b>630,127</b>	<b>446,243</b>	<b>268,121</b>	<b>121,651</b>	<b>26,196</b>	<b>-</b>

### City-Wide Capital Fund (23)

The City-Wide Capital Fund is used to maintain existing and construct new public and municipal infrastructure, and to fund other improvements that benefit the public.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Intergovernmental	534,354	206,028	-	32,879	-	-	-	-	-
Licenses & Permits	196,003	448,616	91,500	340,000	152,180	152,180	152,180	152,180	152,180
Charges for Service	718,872	731,535	730,000	746,500	746,500	750,000	755,000	755,000	760,000
Investment Earnings	3,703	21,033	1,000	37,500	7,500	5,000	5,000	5,000	5,000
Reimbursements	199,851	373,768	1,109,077	1,295,882	3,013,849	7,549	-	-	171,600
Miscellaneous	-	-	2,000	-	2,000	2,000	2,000	2,000	2,000
Other Financing Sources	73,502	1,018,308	569,725	569,725	-	95,756	-	-	-
<b>Total Revenue</b>	<b>1,726,285</b>	<b>2,799,288</b>	<b>2,503,302</b>	<b>3,022,486</b>	<b>3,922,029</b>	<b>1,012,485</b>	<b>914,180</b>	<b>914,180</b>	<b>1,090,780</b>
<b>Expenditures</b>									
Contractual Services	115,923	339,391	221,675	143,214	334,795	190,964	197,503	204,435	211,783
Supplies	28,653	18,945	32,000	70,000	82,000	82,000	82,000	82,000	82,000
Capital Outlay	2,816,305	2,846,631	2,197,774	2,140,854	3,657,339	228,108	110,334	80,000	251,600
Debt Service	404,138	403,588	407,563	407,563	322,188	321,338	315,338	319,338	313,038
Other Financing Uses	9,645	157,366	82,866	95,030	152,086	151,075	151,738	151,389	151,807
<b>Total Expenditures</b>	<b>3,374,664</b>	<b>3,765,921</b>	<b>2,941,878</b>	<b>2,856,661</b>	<b>4,548,408</b>	<b>973,485</b>	<b>856,913</b>	<b>837,162</b>	<b>1,010,228</b>
Surplus (Deficit)	(1,648,379)	(966,633)	(438,576)	165,825	(626,379)	39,000	57,267	77,018	80,552
<b>Ending Fund Balance</b>	<b>1,355,530</b>	<b>388,897</b>	<b>(30,817)</b>	<b>554,722</b>	<b>(71,657)</b>	<b>(32,657)</b>	<b>24,610</b>	<b>101,628</b>	<b>182,180</b>





Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>City-Wide Capital - 23</u></b>										
23-000-41-00-4161	FEDERAL GRANTS - ITEP DOWNTOWN	31,109	540	-	-	-	-	-	-	-
23-000-41-00-4169	FEDERAL GRANTS -MILL STREET LAFO	24,606	(1,306)	-	-	-	-	-	-	-
23-000-41-00-4178	FEDERAL GRANTS - ITEP KENNEDY RD TRAIL	2,475	223,344	-	-	-	-	-	-	-
23-000-41-00-4188	STATE GRANTS - EDP WRIGLEY (RTE 47)	476,164	(16,550)	-	32,879	-	-	-	-	-
23-000-42-00-4210	BUILDING PERMITS	35,365	139,758	-	25,000	-	-	-	-	-
23-000-42-00-4214	DEVELOPMENT FEES - CW CAPITAL	1,085	6,929	3,500	5,000	5,000	5,000	5,000	5,000	5,000
23-000-42-00-4216	BUILD PROGRAM PERMITS	61,908	95,804	-	-	-	-	-	-	-
23-000-42-00-4218	DEVELOPMENT FEES - MUNICIPAL BLDG	9,645	92,125	18,000	30,000	47,180	47,180	47,180	47,180	47,180
23-000-42-00-4222	ROAD CONTRIBUTION FEE	88,000	114,000	70,000	280,000	100,000	100,000	100,000	100,000	100,000
23-000-44-00-4440	ROAD INFRASTRUCTURE FEE	718,872	731,535	730,000	746,500	746,500	750,000	755,000	755,000	760,000
23-000-45-00-4500	INVESTMENT EARNINGS	3,703	10,271	1,000	37,500	7,500	5,000	5,000	5,000	5,000
23-000-45-00-4550	GAIN ON INVESTMENT	-	10,762	-	-	-	-	-	-	-
23-000-46-00-4607	REIMB - BLACKBERRY WOODS	131,574	7,797	7,549	7,549	7,549	7,549	-	-	-
23-000-46-00-4608	REIMB - KENNEDY ROAD IMPROVEMENTS	-	160,000	-	-	-	-	-	-	-
23-000-46-00-4612	REIMB - MILL ROAD IMPROVEMENTS	-	-	-	215,000	2,926,300	-	-	-	-
23-000-46-00-4618	REIMB - BRISTOL BAY ANNEX	-	-	-	-	-	-	-	-	171,600
23-000-46-00-4621	REIMB - FOUNTAIN VILLAGE	-	19,346	256,528	256,528	-	-	-	-	-
23-000-46-00-4624	REIMB - WHISPERING MEADOWS	-	2,762	800,000	797,238	-	-	-	-	-
23-000-46-00-4630	REIMB - STAGECOACH CROSSING	63,404	-	-	-	-	-	-	-	-
23-000-46-00-4660	REIMB - PUSH FOR THE PATH	1,413	182,033	29,000	17,967	-	-	-	-	-
23-000-46-00-4690	REIMB - MISCELLANEOUS	3,460	1,830	16,000	1,600	80,000	-	-	-	-
23-000-48-00-4845	DONATIONS	-	-	2,000	-	2,000	2,000	2,000	2,000	2,000
23-000-49-00-4910	SALE OF CAPITAL ASSETS	1,900	-	-	-	-	-	-	-	-
23-000-49-00-4923	TRANSFER FROM GENERAL	71,602	-	569,725	569,725	-	95,756	-	-	-
23-000-49-00-4951	TRANSFER FROM WATER	-	1,018,308	-	-	-	-	-	-	-
	<b>Revenue</b>	<b>1,726,285</b>	<b>2,799,288</b>	<b>2,503,302</b>	<b>3,022,486</b>	<b>3,922,029</b>	<b>1,012,485</b>	<b>914,180</b>	<b>914,180</b>	<b>1,090,780</b>
<b>City-Wide - Building &amp; Grounds Expenditures</b>										
23-216-54-00-5405	BUILD PROGRAM	4,850	9,956	-	-	-	-	-	-	-
23-216-54-00-5446	PROPERTY & BLDG MAINT SERVICES	43,755	193,257	150,000	75,000	225,000	75,000	75,000	75,000	75,000
23-216-54-00-5482	STREET LIGHTING	-	-	-	-	102,820	108,989	115,528	122,460	129,808
23-216-56-00-5626	HANGING BASKETS	-	-	2,000	-	2,000	2,000	2,000	2,000	2,000
23-216-56-00-5619	SIGNS	-	-	-	-	15,000	15,000	15,000	15,000	15,000
23-216-56-00-5656	PROPERTY & BLDG MAINT SUPPLIES	27,847	17,997	25,000	50,000	25,000	25,000	25,000	25,000	25,000
23-216-60-00-6013	BEECHER CENTER	-	-	319,725	320,386	-	-	-	-	-

Account Number	Description	FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
		Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
23-216-60-00-6020	BUILDINGS & STRUCTURES	-	-	40,000	13,750	41,250	-	-	-	-
23-216-99-00-9901	TRANSFER TO GENERAL	9,645	92,125	18,000	30,000	47,180	47,180	47,180	47,180	47,180
		<b>86,097</b>	<b>313,335</b>	<b>554,725</b>	<b>489,136</b>	<b>458,250</b>	<b>273,169</b>	<b>279,708</b>	<b>286,640</b>	<b>293,988</b>
<b>City-Wide Capital Expenditures</b>										
23-230-54-00-5405	BUILD PROGRAM	57,058	85,848	-	-	-		-	-	-
23-230-54-00-5462	PROFESSIONAL SERVICES	8,649	5,318	5,000	5,000	5,000	5,000	5,000	5,000	5,000
23-230-54-00-5465	ENGINEERING SERVICES	-	35,063	65,000	60,000	-	-	-	-	-
23-230-54-00-5497	PROPERTY TAX PAYMENT	-	8,054	-	1,239	-	-	-	-	-
23-230-54-00-5498	PAYING AGENT FEES	475	475	475	475	475	475	475	475	475
23-230-54-00-5499	BAD DEBT	1,136	1,420	1,200	1,500	1,500	1,500	1,500	1,500	1,500
23-230-56-00-5632	ASPHALT PATCHING	-	-	-	-	35,000	35,000	35,000	35,000	35,000
23-230-56-00-5637	SIDEWALK CONSTRUCTION SUPPLIES	806	948	5,000	20,000	5,000	5,000	5,000	5,000	5,000
23-230-60-00-6009	WRIGLEY (RTE 47) EXPANSION	454,548	-	-	32,879	-	-	-	-	-
23-230-60-00-6011	PROPERTY ACQUISITION	160,877	-	-	-	-	-	-	-	-
23-230-60-00-6012	MILL ROAD IMPROVEMENTS	-	-	-	215,000	3,105,000	-	-	-	-
23-230-60-00-6014	BLACKBERRY WOODS	131,574	7,797	7,549	7,549	7,549	7,549	-	-	-
23-230-60-00-6017	STAGECOACH CROSSING	63,304	-	-	-	-	-	-	-	-
23-230-60-00-6016	US 34 (CENTER / ELDAMAIN RD) PROJECT	-	19,500	110,226	110,226	110,226	110,226	-	-	-
23-230-60-00-6019	BRISTOL BAY ACCESS ROAD	-	40,754	-	-	-	-	-	-	-
23-230-60-00-6021	PAVILLION ROAD STREAMBANK STABILIZATION	-	-	110,000	10,000	137,500	-	-	-	-
23-230-60-00-6023	FOUNTAIN VILLAGE SUBDIVISION	-	19,346	256,528	256,528	-	-	-	-	-
23-230-60-00-6025	ROAD TO BETTER ROADS PROGRAM	695,767	761,759	100,000	100,000	80,000	80,000	80,000	80,000	80,000
23-230-60-00-6034	WHISPERING MEADOWS SUBDIVISION	-	2,762	1,070,000	945,000	22,500	-	-	-	-
23-230-60-00-6048	DOWNTOWN STREETScape IMPROVEMENT	39,088	675	-	-	-	-	-	-	-
23-230-60-00-6058	ROUTE 71 (RTE 47 / RTE 126) PROJECT	-	-	30,333	30,333	30,333	30,333	30,334	-	-
23-230-60-00-6059	US 34 (IL 47 / ORCHARD RD) PROJECT	16,497	78,682	98,413	90,981	90,981	-	-	-	-
23-230-60-00-6073	GAME FARM ROAD PROJECT	13,364	328,913	-	-	-	-	-	-	-
23-230-60-00-6082	COUNTRYSIDE PKY IMPROVEMENTS	1,211,639	561,550	-	-	-	-	-	-	-
23-230-60-00-6084	CENTER & COUNTRYSIDE IMPROVEMENTS	-	227,760	-	-	-	-	-	-	-
23-230-60-00-6086	KENNEDY ROAD IMPROVEMENTS	25,753	391,763	10,000	2,500	-	-	-	-	-
23-230-60-00-6094	KENNEDY ROAD BIKE TRAIL	3,894	405,370	45,000	5,722	32,000	-	-	-	-
23-230-60-00-6098	BRISTOL BAY SUBDIVISION	-	-	-	-	-	-	-	-	171,600
<b>2014A Bond</b>										
23-230-78-00-8000	PRINCIPAL PAYMENT	185,000	190,000	190,000	190,000	195,000	200,000	200,000	210,000	210,000
23-230-78-00-8050	INTEREST PAYMENT	144,138	138,588	132,888	132,888	127,188	121,338	115,338	109,338	103,038

		FY 2017	FY 2018	FY 2019		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
Kendall County Loan - River Road Bridge										
23-230-97-00-8000	PRINCIPAL PAYMENT	75,000	75,000	84,675	84,675	-	-	-	-	-
23-230-99-00-9951	TRANSFER TO WATER	-	65,241	64,866	65,030	104,906	103,895	104,558	104,209	104,627
		3,288,567	3,452,586	2,387,153	2,367,525	4,090,158	700,316	577,205	550,522	716,240
	Expenditures	3,374,664	3,765,921	2,941,878	2,856,661	4,548,408	973,485	856,913	837,162	1,010,228
	Surplus(Deficit)	(1,648,379)	(966,633)	(438,576)	165,825	(626,379)	39,000	57,267	77,018	80,552
	Fund Balance	1,355,530	388,897	(30,817)	554,722	(71,657)	(32,657)	24,610	101,628	182,180

## Vehicle and Equipment Fund (25)

This fund was created in Fiscal Year 2014, consolidating the Police Capital, Public Works Capital and Park & Recreation Capital funds. The General Government function was added in Fiscal Year 2019 to account for administrative vehicle and City-wide computer purchases. This fund primarily derives its revenue from monies collected from building permits and development fees, in addition to functional chargebacks. The revenue is primarily used to purchase vehicles and equipment for use in the operations of the Police, Public Works and Parks & Recreation Departments.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Licenses & Permits	134,050	229,575	145,000	255,663	109,500	109,500	109,500	109,500	109,500
Fines & Forfeits	6,608	8,730	6,700	8,900	8,650	8,650	8,650	8,650	8,650
Charges for Service	236,948	201,102	216,652	176,250	40,112	43,254	47,521	67,850	75,435
Investment Earnings	86	596	150	850	850	850	850	850	850
Miscellaneous	5,535	1,975	2,000	-	2,000	2,000	2,000	2,000	2,000
Other Financing Sources	254,162	-	-	6,068	-	-	-	-	-
<b>Total Revenue</b>	<b>637,389</b>	<b>441,978</b>	<b>370,502</b>	<b>447,731</b>	<b>161,112</b>	<b>164,254</b>	<b>168,521</b>	<b>188,850</b>	<b>196,435</b>
<b>Police Capital Expenditures</b>									
Contractual Services	3,460	18,485	8,750	8,750	8,750	8,750	8,750	8,750	8,750
Capital Outlay	141,832	182,317	160,000	160,000	60,000	55,000	55,000	55,000	55,000
<b>Sub-Total Expenditures</b>	<b>145,292</b>	<b>200,802</b>	<b>168,750</b>	<b>168,750</b>	<b>68,750</b>	<b>63,750</b>	<b>63,750</b>	<b>63,750</b>	<b>63,750</b>
<b>General Government Capital Expenditures</b>									
Supplies	-	-	34,411	34,411	14,080	16,154	20,421	37,924	43,700
Capital Outlay	-	-	40,000	44,985	-	-	-	-	-
<b>Sub-Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>74,411</b>	<b>79,396</b>	<b>14,080</b>	<b>16,154</b>	<b>20,421</b>	<b>37,924</b>	<b>43,700</b>
<b>Public Works Capital Expenditures</b>									
Contractual Services	26,244	34,464	1,750	784	750	750	750	750	750
Supplies	-	-	2,000	-	2,000	2,000	2,000	2,000	2,000
Capital Outlay	68,522	20,821	48,200	48,200	7,000	7,000	7,000	14,000	-
Debt Service	70,815	70,815	70,815	72,778	75,524	75,523	75,523	75,524	75,523
<b>Sub-Total Expenditures</b>	<b>165,581</b>	<b>126,100</b>	<b>122,765</b>	<b>121,762</b>	<b>85,274</b>	<b>85,273</b>	<b>85,273</b>	<b>92,274</b>	<b>78,273</b>
<b>Parks &amp; Rec Capital Expenditures</b>									
Contractual Services	1,822	850	-	-	5,000	2,000	2,000	2,000	2,000
Capital Outlay	53,908	25,167	50,000	50,000	50,000	-	-	-	-
Debt Service	2,219	2,219	2,219	2,280	2,366	2,366	2,367	2,366	2,367
<b>Sub-Total Expenditures</b>	<b>57,949</b>	<b>28,236</b>	<b>52,219</b>	<b>52,280</b>	<b>57,366</b>	<b>4,366</b>	<b>4,367</b>	<b>4,366</b>	<b>4,367</b>
<b>Total Expenditures</b>	<b>368,822</b>	<b>355,138</b>	<b>418,145</b>	<b>422,188</b>	<b>225,470</b>	<b>169,543</b>	<b>173,811</b>	<b>198,314</b>	<b>190,090</b>
Surplus (Deficit)	268,567	86,840	(47,643)	25,543	(64,358)	(5,289)	(5,290)	(9,464)	6,345
<i>Police Capital Fund Balance</i>	-	-	-	6,068	-	-	-	-	-
<i>Gen Gov Capital Fund Balance</i>	-	-	-	-	-	-	-	-	-
<i>Public Works Capital Fund Balance</i>	-	37,930	6,435	98,335	91,561	84,788	78,015	67,067	71,929
<i>Parks &amp; Rec Capital Fund Balance</i>	270,407	319,316	257,366	278,386	226,870	228,354	229,837	231,321	232,804
<b>Ending Fund Balance</b>	<b>270,407</b>	<b>357,246</b>	<b>263,801</b>	<b>382,789</b>	<b>318,431</b>	<b>313,142</b>	<b>307,852</b>	<b>298,388</b>	<b>304,733</b>

**Fund Balance**



Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>Vehicle &amp; Equipment - 25</u></b>										
25-000-42-00-4215	DEVELOPMENT FEES - POLICE CAPITAL	32,100	51,511	55,000	65,000	30,000	30,000	30,000	30,000	30,000
25-000-42-00-4216	BUILD PROGRAM PERMITS	28,700	44,935	-	-	-	-	-	-	-
25-000-42-00-4217	WEATHER WARNING SIREN FEES	-	224	-	163	-	-	-	-	-
25-000-42-00-4218	ENGINEERING CAPITAL FEE	8,600	11,000	12,000	20,000	10,000	10,000	10,000	10,000	10,000
25-000-42-00-4219	DEVELOPMENT FEES - PW CAPITAL	60,350	116,205	72,000	160,000	64,500	64,500	64,500	64,500	64,500
25-000-42-00-4220	DEVELOPMENT FEES - PARK CAPITAL	4,300	5,700	6,000	10,500	5,000	5,000	5,000	5,000	5,000
25-000-43-00-4315	DUI FINES	5,865	8,130	6,000	8,250	8,000	8,000	8,000	8,000	8,000
25-000-43-00-4316	ELECTRONIC CITATION FEES	743	600	700	650	650	650	650	650	650
25-000-43-00-4340	SEIZED VEHICLE PROCEEDS	-	-	-	-	-	-	-	-	-
25-000-44-00-4418	MOWING INCOME	1,955	894	2,000	2,167	2,000	2,000	2,000	2,000	2,000
25-000-44-00-4419	COMMUNITY DEVELOPMENT CHARGEBACK	-	-	40,000	44,985	-	-	-	-	-
25-000-44-00-4420	POLICE CHARGEBACK	97,459	130,208	140,241	94,687	24,032	25,100	25,100	25,100	25,100
25-000-44-00-4421	PUBLIC WORKS CHARGEBACK	63,626	-	-	-	-	-	-	2,826	4,635
25-000-44-00-4427	PARKS & RECREATION CHARGEBACK	73,908	70,000	-	-	-	-	-	-	-
25-000-44-00-4428	COMPUTER REPLACEMENT CHARGEBACKS	-	-	34,411	34,411	14,080	16,154	20,421	37,924	43,700
25-000-45-00-4522	INVESTMENT EARNINGS - PARK CAPITAL	86	350	150	850	850	850	850	850	850
25-000-45-00-4550	GAIN ON INVESTMENT	-	246	-	-	-	-	-	-	-
25-000-48-00-4852	MISCELLANEOUS INCOME - POLICE CAPITAL	435	214	-	-	-	-	-	-	-
25-000-48-00-4854	MISCELLANEOUS INCOME - PW CAPITAL	5,100	1,761	2,000	-	2,000	2,000	2,000	2,000	2,000
25-000-49-00-4920	SALE OF CAPITAL ASSETS - POLICE CAPITAL	5,990	-	-	6,068	-	-	-	-	-
25-000-49-00-4922	SALE OF CAPITAL ASSETS - PARK CAPITAL	248,172	-	-	-	-	-	-	-	-
	<b>Revenue</b>	<b>637,389</b>	<b>441,978</b>	<b>370,502</b>	<b>447,731</b>	<b>161,112</b>	<b>164,254</b>	<b>168,521</b>	<b>188,850</b>	<b>196,435</b>
<b>Police Capital</b>										
25-205-54-00-5405	BUILD PROGRAM	2,700	9,915	-	-	-	-	-	-	-
25-205-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	760	8,570	8,750	8,750	8,750	8,750	8,750	8,750	8,750
25-205-60-00-6060	EQUIPMENT	-	28,278	5,000	5,000	5,000	-	-	-	-
25-205-60-00-6070	VEHICLES	141,832	154,039	155,000	155,000	55,000	55,000	55,000	55,000	55,000
		<b>145,292</b>	<b>200,802</b>	<b>168,750</b>	<b>168,750</b>	<b>68,750</b>	<b>63,750</b>	<b>63,750</b>	<b>63,750</b>	<b>63,750</b>
<b>General Government Capital</b>										
25-212-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	-	-	34,411	34,411	14,080	16,154	20,421	37,924	43,700
25-212-60-00-6070	VEHICLES	-	-	40,000	44,985	-	-	-	-	-
		-	-	<b>74,411</b>	<b>79,396</b>	<b>14,080</b>	<b>16,154</b>	<b>20,421</b>	<b>37,924</b>	<b>43,700</b>

		FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
<b>Public Works Capital</b>										
25-215-54-00-5405	BUILD PROGRAM	25,950	34,170	-	-	-	-	-	-	-
25-215-54-00-5448	FILING FEES	294	294	1,750	784	750	750	750	750	750
25-215-56-00-5620	OPERATING SUPPLIES	-	-	2,000	-	2,000	2,000	2,000	2,000	2,000
25-215-60-00-6060	EQUIPMENT	24,098	-	13,200	13,200	7,000	7,000	7,000	14,000	-
25-215-60-00-6070	VEHICLES	44,424	20,821	35,000	35,000	-	-	-	-	-
<b>185 Wolf Street Building</b>										
25-215-92-00-8000	PRINCIPAL PAYMENT	41,430	43,303	43,303	43,922	44,429	47,089	49,909	52,898	56,065
25-215-92-00-8050	INTEREST PAYMENT	29,385	27,512	27,512	28,856	31,095	28,434	25,614	22,626	19,458
		<b>165,581</b>	<b>126,100</b>	<b>122,765</b>	<b>121,762</b>	<b>85,274</b>	<b>85,273</b>	<b>85,273</b>	<b>92,274</b>	<b>78,273</b>
<b>Parks &amp; Recreation Capital</b>										
25-225-54-00-5405	BUILD PROGRAM	50	850	-	-	-	-	-	-	-
25-225-54-00-5462	PROFESSIONAL SERVICES	1,772	-	-	-	-	-	-	-	-
25-225-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	-	-	-	-	5,000	2,000	2,000	2,000	2,000
25-225-60-00-6060	EQUIPMENT	53,908	5,264	50,000	50,000	50,000	-	-	-	-
25-225-60-00-6070	VEHICLES	-	19,903	-	-	-	-	-	-	-
<b>185 Wolf Street Building</b>										
25-225-92-00-8000	PRINCIPAL PAYMENT	1,298	1,357	1,418	1,376	1,392	1,475	1,564	1,657	1,757
25-225-92-00-8050	INTEREST PAYMENT	921	862	801	904	974	891	803	709	610
		<b>57,949</b>	<b>28,236</b>	<b>52,219</b>	<b>52,280</b>	<b>57,366</b>	<b>4,366</b>	<b>4,367</b>	<b>4,366</b>	<b>4,367</b>
	<b>Expenditures</b>	<b>368,822</b>	<b>355,138</b>	<b>418,145</b>	<b>422,188</b>	<b>225,470</b>	<b>169,543</b>	<b>173,811</b>	<b>198,314</b>	<b>190,090</b>
	<b>Surplus(Deficit)</b>	<b>268,567</b>	<b>86,840</b>	<b>(47,643)</b>	<b>25,543</b>	<b>(64,358)</b>	<b>(5,289)</b>	<b>(5,290)</b>	<b>(9,464)</b>	<b>6,345</b>
	<i>Fund Balance - Police Capital</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,068</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<i>Fund Balance - General Government</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<i>Fund Balance - Public Works Capital</i>	<u>-</u>	<u>37,930</u>	<u>6,435</u>	<u>98,335</u>	<u>91,561</u>	<u>84,788</u>	<u>78,015</u>	<u>67,067</u>	<u>71,929</u>
	<i>Fund Balance - Parks &amp; Rec Capital</i>	<u>270,407</u>	<u>319,316</u>	<u>257,366</u>	<u>278,386</u>	<u>226,870</u>	<u>228,354</u>	<u>229,837</u>	<u>231,321</u>	<u>232,804</u>
	<b>Fund Balance</b>	<b>270,407</b>	<b>357,246</b>	<b>263,801</b>	<b>382,789</b>	<b>318,431</b>	<b>313,142</b>	<b>307,852</b>	<b>298,388</b>	<b>304,733</b>

### Debt Service Fund (42)

The Debt Service Fund accumulates monies for payment of the 2014B bonds, which refinanced the 2005A bonds. The 2005A bonds were originally issued to finance road improvement projects.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Taxes	47,070	-	-	-	-	-	-	-	-
Licenses & Permits	7,015	11,303	6,000	10,000	4,646	4,646	4,646	4,646	-
Other Financing Sources	266,979	309,972	318,725	314,725	319,379	318,579	324,729	325,429	-
<b>Total Revenue</b>	<b>321,064</b>	<b>321,275</b>	<b>324,725</b>	<b>324,725</b>	<b>324,025</b>	<b>323,225</b>	<b>329,375</b>	<b>330,075</b>	<b>-</b>
<b>Expenditures</b>									
Contractual Services	914	1,525	475	475	475	475	475	475	-
Debt Service	320,150	319,750	324,250	324,250	323,550	322,750	328,900	329,600	-
<b>Total Expenditures</b>	<b>321,064</b>	<b>321,275</b>	<b>324,725</b>	<b>324,725</b>	<b>324,025</b>	<b>323,225</b>	<b>329,375</b>	<b>330,075</b>	<b>-</b>
Surplus (Deficit)	-	-	-	-	-	-	-	-	-
<b>Ending Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>



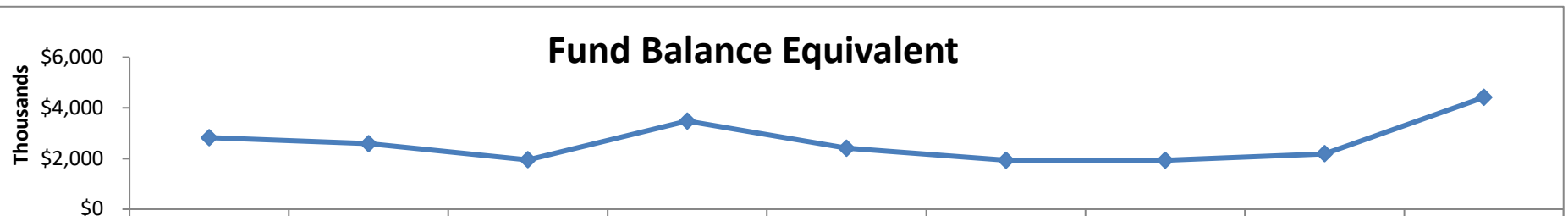


Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>Debt Service - 42</u></b>										
42-000-40-00-4000	PROPERTY TAXES - 2014B BOND	47,070	-	-	-	-	-	-	-	-
42-000-42-00-4208	RECAPTURE FEES - WATER & SEWER	6,577	10,253	6,000	10,000	4,646	4,646	4,646	4,646	-
42-000-42-00-4216	BUILD PROGRAM PERMITS	438	1,050	-	-	-	-	-	-	-
42-000-49-00-4901	TRANSFER FROM GENERAL	266,979	309,972	318,725	314,725	319,379	318,579	324,729	325,429	-
	<b>Revenue</b>	<b>321,064</b>	<b>321,275</b>	<b>324,725</b>	<b>324,725</b>	<b>324,025</b>	<b>323,225</b>	<b>329,375</b>	<b>330,075</b>	-
42-420-54-00-5405	BUILD PROGRAM	438	1,050	-	-	-	-	-	-	-
42-420-54-00-5498	PAYING AGENT FEES	476	475	475	475	475	475	475	475	-
<b>2014B Refunding Bond</b>										
42-420-79-00-8000	PRINCIPAL PAYMENT	270,000	275,000	285,000	285,000	290,000	295,000	310,000	320,000	-
42-420-79-00-8050	INTEREST PAYMENT	50,150	44,750	39,250	39,250	33,550	27,750	18,900	9,600	-
	<b>Expenditures</b>	<b>321,064</b>	<b>321,275</b>	<b>324,725</b>	<b>324,725</b>	<b>324,025</b>	<b>323,225</b>	<b>329,375</b>	<b>330,075</b>	-
	<b>Surplus(Deficit)</b>	-	-	-	-	-	-	-	-	-
	<b>Fund Balance</b>	-	-	-	-	-	-	-	-	-

### Water Fund (51)

The Water Fund is an enterprise fund which is comprised of both a capital and operational budget. The capital portion is used for the improvement and expansion of water infrastructure, while the operational side is used to service and maintain City water systems.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Licenses & Permits	171,840	165,755	-	-	-	-	-	-	-
Charges for Service	3,955,944	4,489,995	4,326,486	4,595,800	4,401,300	4,570,215	4,750,476	4,934,500	5,132,725
Investment Earnings	9,729	11,727	7,000	18,000	23,851	19,150	19,183	21,780	43,986
Reimbursements	27,256	388	-	15,753	-	-	-	-	-
Miscellaneous	60,865	61,221	62,491	62,847	95,999	98,393	100,847	103,362	105,940
Other Financing Sources	6,325,992	139,116	142,541	142,705	178,781	179,020	180,233	177,859	178,752
<b>Total Revenue</b>	<b>10,551,626</b>	<b>4,868,202</b>	<b>4,538,518</b>	<b>4,835,105</b>	<b>4,699,931</b>	<b>4,866,778</b>	<b>5,050,739</b>	<b>5,237,501</b>	<b>5,461,403</b>
<b>Expenses</b>									
Salaries	390,595	412,773	441,121	397,200	519,935	538,356	553,247	568,584	584,382
Benefits	235,050	246,029	257,466	215,155	263,064	280,751	299,099	318,756	339,814
Contractual Services	827,278	872,119	734,523	759,299	804,218	794,963	848,200	843,193	868,728
Supplies	326,045	327,921	361,948	361,948	393,281	405,405	418,135	431,501	445,536
Capital Outlay	3,499,902	889,684	1,555,976	672,199	1,428,146	1,019,538	1,116,538	1,162,905	285,000
Debt Service	1,449,609	1,343,250	1,532,837	1,532,837	2,361,500	2,305,935	1,815,830	1,654,108	714,373
Other Financing Uses	6,193,291	1,018,308	-	-	-	-	-	-	-
<b>Total Expenses</b>	<b>12,921,770</b>	<b>5,110,084</b>	<b>4,883,871</b>	<b>3,938,638</b>	<b>5,770,144</b>	<b>5,344,948</b>	<b>5,051,049</b>	<b>4,979,047</b>	<b>3,237,833</b>
Surplus (Deficit)	(2,370,144)	(241,882)	(345,353)	896,467	(1,070,213)	(478,170)	(310)	258,454	2,223,570
<b>Ending Fund Balance Equivalent</b>	<b>2,826,144</b>	<b>2,584,259</b>	<b>1,952,155</b>	<b>3,480,726</b>	<b>2,410,513</b>	<b>1,932,343</b>	<b>1,932,033</b>	<b>2,190,487</b>	<b>4,414,057</b>
	21.87%	50.57%	39.97%	88.37%	41.78%	36.15%	38.25%	43.99%	136.33%



		FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
<b><u>Water - 51</u></b>										
51-000-42-00-4216	BUILD PROGRAM PERMITS	171,840	165,755	-	-	-	-	-	-	-
51-000-44-00-4424	WATER SALES	2,952,074	3,094,564	3,105,000	3,165,000	3,228,300	3,389,715	3,559,201	3,737,161	3,924,019
51-000-44-00-4425	BULK WATER SALES	5,250	4,250	5,000	2,800	5,000	5,000	5,000	5,000	5,000
51-000-44-00-4426	LATE PENALTIES - WATER	104,425	116,805	120,000	110,000	110,000	115,500	121,275	127,339	133,706
51-000-44-00-4430	WATER METER SALES	66,280	127,345	58,206	175,000	60,000	60,000	60,000	60,000	60,000
51-000-44-00-4440	WATER INFRASTRUCTURE FEE	734,552	749,613	745,000	768,000	768,000	770,000	775,000	775,000	780,000
51-000-44-00-4450	WATER CONNECTION FEES	93,363	397,418	293,280	375,000	230,000	230,000	230,000	230,000	230,000
51-000-45-00-4500	INVESTMENT EARNINGS	9,729	10,296	7,000	18,000	23,851	19,150	19,183	21,780	43,986
51-000-45-00-4550	GAIN ON INVESTMENT	-	1,431	-	-	-	-	-	-	-
51-000-46-00-4690	REIMB - MISCELLANEOUS	27,256	388	-	15,753	-	-	-	-	-
51-000-48-00-4820	RENTAL INCOME	60,495	61,082	62,491	62,597	95,749	98,143	100,597	103,112	105,690
51-000-48-00-4850	MISCELLANEOUS INCOME	370	139	-	250	250	250	250	250	250
51-000-49-00-4902	BOND ISSUANCE	5,800,000	-	-	-	-	-	-	-	-
51-000-49-00-4903	PREMIUM ON BOND ISSUANCE	449,023	-	-	-	-	-	-	-	-
51-000-49-00-4910	SALE OF CAPITAL ASSETS	1,894	-	-	-	-	-	-	-	-
51-000-49-00-4923	TRANSFER FROM CITY-WIDE CAPITAL	-	65,241	64,866	65,030	104,906	103,895	104,558	104,209	104,627
51-000-49-00-4952	TRANSFER FROM SEWER	75,075	73,875	77,675	77,675	73,875	75,125	75,675	73,650	74,125
	<b>Revenue</b>	<b>10,551,626</b>	<b>4,868,202</b>	<b>4,538,518</b>	<b>4,835,105</b>	<b>4,699,931</b>	<b>4,866,778</b>	<b>5,050,739</b>	<b>5,237,501</b>	<b>5,461,403</b>
<b>Water Operations</b>										
51-510-50-00-5010	SALARIES & WAGES	375,148	394,263	414,121	380,000	477,935	496,356	511,247	526,584	542,382
51-510-50-00-5015	PART-TIME SALARIES	5,530	11,532	15,000	5,200	30,000	30,000	30,000	30,000	30,000
51-510-50-00-5020	OVERTIME	9,917	6,978	12,000	12,000	12,000	12,000	12,000	12,000	12,000
51-510-52-00-5212	RETIREMENT PLAN CONTRIBUTION	41,132	42,915	45,526	41,000	44,948	47,938	50,807	53,858	57,101
51-510-52-00-5214	FICA CONTRIBUTION	28,326	30,192	32,370	30,000	37,702	39,145	40,319	41,529	42,775
51-510-52-00-5216	GROUP HEALTH INSURANCE	127,757	134,779	139,233	106,545	137,566	148,571	160,457	173,294	187,158
51-510-52-00-5222	GROUP LIFE INSURANCE	705	705	519	464	560	566	572	578	584
51-510-52-00-5223	DENTAL INSURANCE	9,147	8,808	8,260	7,177	9,354	9,822	10,313	10,829	11,370
51-510-52-00-5224	VISION INSURANCE	1,131	1,218	1,218	1,054	1,344	1,344	1,384	1,426	1,469
51-510-52-00-5230	UNEMPLOYMENT INSURANCE	1,148	671	2,000	1,000	2,000	2,000	2,000	2,000	2,000
51-510-52-00-5231	LIABILITY INSURANCE	25,704	26,741	28,340	27,915	29,590	31,365	33,247	35,242	37,357
51-510-54-00-5401	ADMINISTRATIVE CHARGEBACK	-	108,154	111,629	111,629	118,631	122,190	125,856	129,632	133,521
51-510-54-00-5402	BOND ISSUANCE COSTS	55,732	-	-	-	-	-	-	-	-
51-510-54-00-5405	BUILD PROGRAM	171,840	165,755	-	-	-	-	-	-	-
51-510-54-00-5412	TRAINING & CONFERENCES	3,178	2,515	6,500	6,500	6,500	6,500	6,500	6,500	6,500
51-510-54-00-5415	TRAVEL & LODGING	2,123	732	2,000	2,000	2,000	2,000	2,000	2,000	2,000
51-510-54-00-5424	COMPUTER REPLACEMENT CHARGEBACK	-	-	2,627	2,627	827	2,258	481	3,190	3,349

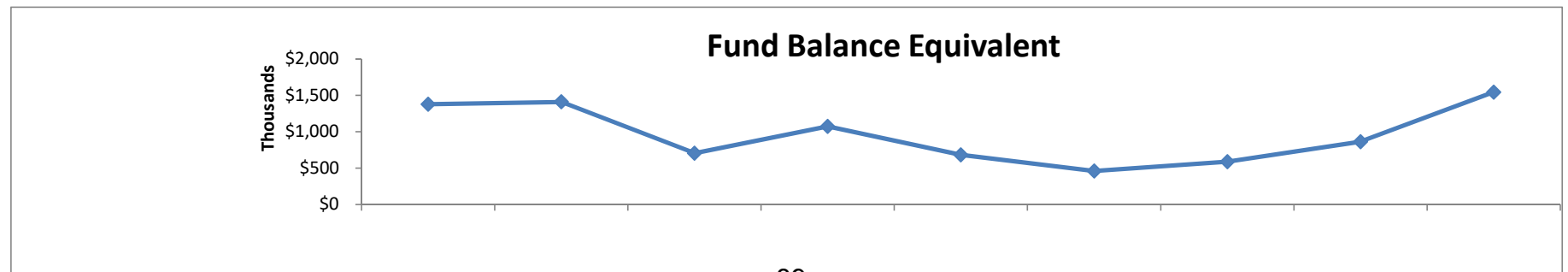
Account Number	Description	FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
		Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
51-510-54-00-5426	PUBLISHING & ADVERTISING	605	932	500	1,359	500	500	500	500	500
51-510-54-00-5429	WATER SAMPLES	7,607	5,894	10,000	10,000	8,000	8,000	10,000	8,000	8,000
51-510-54-00-5430	PRINTING & DUPLICATING	2,405	2,814	3,250	3,250	3,250	3,250	3,250	3,250	3,250
51-510-54-00-5440	TELECOMMUNICATIONS	30,807	33,832	30,000	35,000	35,000	35,000	35,000	35,000	35,000
51-510-54-00-5445	TREATMENT FACILITY SERVICES	143,204	136,286	145,000	145,000	145,000	145,000	145,000	145,000	145,000
51-510-54-00-5448	FILING FEES	2,058	1,901	4,000	3,000	3,000	3,000	3,000	3,000	3,000
51-510-54-00-5452	POSTAGE & SHIPPING	16,838	17,723	19,000	19,000	19,000	19,000	19,000	19,000	19,000
51-510-54-00-5460	DUES & SUBSCRIPTIONS	1,603	1,169	1,800	1,800	1,800	1,800	1,800	1,800	1,800
51-510-54-00-5462	PROFESSIONAL SERVICES	39,025	36,863	45,000	75,000	65,000	55,000	55,000	55,000	55,000
51-510-54-00-5465	ENGINEERING SERVICES	46,960	39,975	15,000	16,958	37,500	15,000	15,000	15,000	15,000
51-510-54-00-5480	UTILITIES	256,914	279,411	286,518	286,518	303,709	321,932	341,248	361,723	383,426
51-510-54-00-5483	JULIE SERVICES	7,849	5,954	3,000	1,250	3,000	3,000	3,000	3,000	3,000
51-510-54-00-5485	RENTAL & LEASE PURCHASE	423	929	1,000	1,000	1,700	1,700	1,700	1,700	1,700
51-510-54-00-5488	OFFICE CLEANING	-	1,164	1,199	1,020	1,051	1,083	1,115	1,148	1,182
51-510-54-00-5490	VEHICLE MAINTENANCE SERVICES	8,862	5,930	12,000	12,000	12,000	12,000	12,000	12,000	12,000
51-510-54-00-5495	OUTSIDE REPAIR & MAINTENCE	15,096	15,023	25,000	15,000	25,000	25,000	55,000	25,000	25,000
51-510-54-00-5498	PAYING AGENT FEES	1,415	1,888	2,000	1,888	1,750	1,750	1,750	1,750	1,500
51-510-54-00-5499	BAD DEBT	12,734	7,275	7,500	7,500	10,000	10,000	10,000	10,000	10,000
51-510-56-00-5600	WEARING APPAREL	4,264	6,837	5,100	5,100	5,100	5,100	5,100	5,100	5,100
51-510-56-00-5620	OPERATING SUPPLIES	8,594	3,366	15,000	15,000	10,500	10,500	10,500	10,500	10,500
51-510-56-00-5628	VEHICLE MAINTENANCE SUPPLIES	699	2,416	2,500	2,500	2,500	2,500	2,500	2,500	2,500
51-510-56-00-5630	SMALL TOOLS & EQUIPMENT	4,447	1,365	4,000	4,000	4,000	4,000	4,000	4,000	4,000
51-510-56-00-5638	TREATMENT FACILITY SUPPLIES	173,204	159,093	183,750	183,750	218,438	229,360	240,828	252,869	265,512
51-510-56-00-5640	REPAIR & MAINTENANCE	19,307	15,183	27,500	27,500	27,500	27,500	27,500	27,500	27,500
51-510-56-00-5664	METERS & PARTS	97,378	117,151	100,000	100,000	100,000	100,000	100,000	100,000	100,000
51-510-56-00-5665	JULIE SUPPLIES	3,669	693	1,200	1,200	1,200	1,200	1,200	1,200	1,200
51-510-56-00-5695	GASOLINE	14,483	21,817	22,898	22,898	24,043	25,245	26,507	27,832	29,224
51-510-60-00-6011	PROPERTY ACQUISITION	-	-	200,000	-	-	-	200,000	200,000	-
51-510-60-00-6015	WATER TOWER PAINTING	-	-	-	-	-	18,000	495,000	477,000	-
51-510-60-00-6022	WELL REHABILITATIONS	174,197	264,985	257,500	132,538	165,000	175,000	-	-	-
51-510-60-00-6025	ROAD TO BETTER ROADS PROGRAM	316,911	272,423	250,000	20,000	569,000	489,000	179,000	362,000	280,000
51-510-60-00-6034	WHISPERING MEADOWS SUBDIVISION	-	115	49,220	45,000	-	-	-	-	-
51-510-60-00-6059	US 34 (IL 47 / ORCHARD RD) PROJECT	-	26,676	4,212	21,608	21,608	-	-	-	-
51-510-60-00-6060	EQUIPMENT	3,248	8,825	5,000	5,000	400,000	5,000	5,000	5,000	5,000
51-510-60-00-6066	RTE 71 WATERMAIN REPLACEMENT	24,195	44,904	533,500	340,000	42,166	42,166	42,166	-	-
51-510-60-00-6070	VEHICLES	65,710	-	50,000	50,000	-	50,000	-	100,000	-
51-510-60-00-6079	ROUTE 47 EXPANSION	197,544	197,544	197,544	58,053	45,372	45,372	45,372	18,905	-
51-510-60-00-6081	CATION EXCHANGE MEDIA REPLACEMENT	-	-	9,000	-	185,000	195,000	150,000	-	-
51-510-60-00-6082	COUNTRYSIDE PKY IMPROVEMENTS	2,718,097	74,212	-	-	-	-	-	-	-

		FY 2017	FY 2018			FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual			Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
2015A Bond												
51-510-77-00-8000	PRINCIPAL PAYMENT	73,543	113,991			117,664	117,664	290,483	297,837	312,545	323,576	338,284
51-510-77-00-8050	INTEREST PAYMENT	228,066	161,055			156,493	156,493	151,787	140,167	128,254	115,752	102,809
Debt Service - 2007A Bond												
51-510-83-00-8000	PRINCIPAL PAYMENT	15,000	-			-	-	-	-	-	-	-
51-510-83-00-8050	INTEREST PAYMENT	121,163	-			-	-	-	-	-	-	-
Debt Service - 2016 Refunding Bond												
51-510-85-00-8000	PRINCIPAL PAYMENT	-	430,000			470,000	470,000	1,470,000	1,475,000	1,040,000	915,000	-
51-510-85-00-8050	INTEREST PAYMENT	-	248,124			195,250	195,250	176,450	117,650	58,650	27,450	-
Debt Service - 2003 Debt Certificates												
51-510-86-00-8000	PRINCIPAL PAYMENT	100,000	100,000			300,000	300,000	-	-	-	-	-
51-510-86-00-8050	INTEREST EXPENSE	21,450	17,300			13,050	13,050	-	-	-	-	-
Debt Service - 2006A Refunding Debt Certificates												
51-510-87-00-8000	PRINCIPAL PAYMENT	460,000	-			-	-	-	-	-	-	-
51-510-87-00-8050	INTEREST EXPENSE	155,206	-			-	-	-	-	-	-	-
Debt Service - IEPA Loan L17-156300												
51-510-89-00-8000	PRINCIPAL PAYMENT	96,923	99,361			101,860	101,860	104,423	107,050	109,743	112,503	115,333
51-510-89-00-8050	INTEREST EXPENSE	28,108	25,669			23,170	23,170	20,607	17,981	15,288	12,527	9,697
Debt Service - 2014C Refunding Bond												
51-510-94-00-8000	PRINCIPAL PAYMENT	120,000	120,000			130,000	130,000	125,000	130,000	135,000	135,000	140,000
51-510-94-00-8050	INTEREST PAYMENT	30,150	27,750			25,350	25,350	22,750	20,250	16,350	12,300	8,250
51-510-99-00-9923	TRANSFER TO CITY-WIDE CAPITAL	-	1,018,308			-	-	-	-	-	-	-
51-510-99-00-9960	PAYMENT TO ESCROW AGENT	6,193,291	-			-	-	-	-	-	-	-
Expenses		12,921,770	5,110,084			4,883,871	3,938,638	5,770,144	5,344,948	5,051,049	4,979,047	3,237,833
Surplus(Deficit)		(2,370,144)	(241,882)			(345,353)	896,467	(1,070,213)	(478,170)	(310)	258,454	2,223,570
Fund Balance Equiv		2,826,144	2,584,259			1,952,155	3,480,726	2,410,513	1,932,343	1,932,033	2,190,487	4,414,057
		21.87%	50.57%			39.97%	88.37%	41.78%	36.15%	38.25%	43.99%	136.33%

### Sewer Fund (52)

The Sewer Fund is an enterprise fund which is comprised of both a capital and operational budget. The capital portion is used for improvement and expansion of the sanitary sewer infrastructure while the operational side allows the City to service and maintain sanitary sewer systems.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Licenses & Permits	105,392	93,000	-	-	-	-	-	-	-
Charges for Service	1,286,891	1,595,338	1,558,658	1,535,378	1,567,500	1,596,876	1,632,133	1,663,298	1,700,398
Investment Earnings	3,899	24,274	1,250	10,500	7,149	5,006	6,369	9,165	16,027
Reimbursements	8,149	54	-	1,465	-	-	-	-	-
Other Financing Sources	1,134,052	1,137,166	856,583	856,583	575,030	586,749	994,479	1,135,964	1,134,606
<b>Total Revenue</b>	<b>2,538,383</b>	<b>2,849,832</b>	<b>2,416,491</b>	<b>2,403,926</b>	<b>2,149,679</b>	<b>2,188,631</b>	<b>2,632,981</b>	<b>2,808,427</b>	<b>2,851,031</b>
<b>Expenses</b>									
Salaries	212,574	224,215	234,507	198,500	270,946	282,992	291,317	299,892	308,724
Benefits	105,974	111,531	113,682	99,755	164,060	175,735	187,664	200,460	214,190
Contractual Services	170,831	221,111	139,140	142,065	232,677	162,587	165,040	166,314	169,361
Supplies	38,912	45,902	55,880	72,880	62,650	63,774	64,954	66,193	67,494
Capital Outlay	228,131	228,179	513,167	234,905	350,861	352,488	418,488	429,370	200,000
Developer Commitments	33,872	34,888	35,938	35,938	30,721	-	-	-	-
Debt Service	1,865,857	1,877,110	1,880,265	1,880,265	1,352,307	1,300,798	1,300,780	1,299,024	1,134,606
Other Financing Uses	75,075	73,875	77,675	77,675	73,875	75,125	75,675	73,650	74,125
<b>Total Expenses</b>	<b>2,731,226</b>	<b>2,816,811</b>	<b>3,050,254</b>	<b>2,741,983</b>	<b>2,538,097</b>	<b>2,413,499</b>	<b>2,503,918</b>	<b>2,534,903</b>	<b>2,168,500</b>
Surplus (Deficit)	(192,843)	33,021	(633,763)	(338,057)	(388,418)	(224,868)	129,063	273,524	682,531
<b>Ending Fund Balance Equivalent</b>	<b>1,378,030</b>	<b>1,411,053</b>	<b>705,765</b>	<b>1,072,996</b>	<b>684,578</b>	<b>459,710</b>	<b>588,773</b>	<b>862,297</b>	<b>1,544,828</b>
	50.45%	50.09%	23.14%	39.13%	26.97%	19.05%	23.51%	34.02%	71.24%



		FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
<b><u>Sewer - 52</u></b>										
52-000-42-00-4216	BUILD PROGRAM PERMITS	105,392	93,000	-	-	-	-	-	-	-
52-000-44-00-4435	SEWER MAINTENANCE FEES	868,488	910,828	929,258	960,000	979,200	1,008,576	1,038,833	1,069,998	1,102,098
52-000-44-00-4440	SEWER INFRASTRUCTURE FEE	354,171	363,038	360,000	370,000	370,000	370,000	375,000	375,000	380,000
52-000-44-00-4455	SW CONNECTION FEES - OPERATIONS	23,100	105,005	38,400	95,000	23,300	23,300	23,300	23,300	23,300
52-000-44-00-4456	SW CONNECTION FEES - CAPITAL	25,909	198,700	216,000	95,000	180,000	180,000	180,000	180,000	180,000
52-000-44-00-4462	LATE PENALTIES - SEWER	13,746	15,057	15,000	15,000	15,000	15,000	15,000	15,000	15,000
52-000-44-00-4465	RIVER CROSSING FEES	1,477	2,710	-	378	-	-	-	-	-
52-000-45-00-4500	INVESTMENT EARNINGS	3,899	17,550	1,250	10,500	7,149	5,006	6,369	9,165	16,027
52-000-45-00-4550	GAIN ON INVESTMENT	-	6,724	-	-	-	-	-	-	-
52-000-46-00-4690	REIMB - MISCELLANEOUS	8,149	54	-	1,465	-	-	-	-	-
52-000-49-00-4901	TRANSFER FROM GENERAL	1,134,052	1,137,166	856,583	856,583	575,030	586,749	994,479	1,135,964	1,134,606
	Revenue	2,538,383	2,849,832	2,416,491	2,403,926	2,149,679	2,188,631	2,632,981	2,808,427	2,851,031
<b>Sewer Operations</b>										
52-520-50-00-5010	SALARIES & WAGES	212,553	223,926	233,507	198,000	265,446	277,492	285,817	294,392	303,224
52-520-50-00-5015	PART-TIME SALARIES	-	-	-	-	5,000	5,000	5,000	5,000	5,000
52-520-50-00-5020	OVERTIME	21	289	1,000	500	500	500	500	500	500
52-520-52-00-5212	RETIREMENT PLAN CONTRIBUTION	22,899	24,177	25,054	21,500	24,399	26,167	27,753	29,439	31,232
52-520-52-00-5214	FICA CONTRIBUTION	15,904	16,847	17,311	16,000	19,031	19,914	20,511	21,126	21,760
52-520-52-00-5216	GROUP HEALTH INSURANCE	48,457	51,511	51,285	44,601	98,202	106,058	114,543	123,706	133,602
52-520-52-00-5222	GROUP LIFE INSURANCE	371	371	273	200	314	317	320	323	326
52-520-52-00-5223	DENTAL INSURANCE	4,367	4,239	3,901	3,223	6,433	6,755	7,093	7,448	7,820
52-520-52-00-5224	VISION INSURANCE	552	594	594	474	879	879	905	932	960
52-520-52-00-5230	UNEMPLOYMENT INSURANCE	478	353	1,000	500	750	750	750	750	750
52-520-52-00-5231	LIABILITY INSURANCE	12,946	13,439	14,264	13,257	14,052	14,895	15,789	16,736	17,740
52-520-54-00-5401	ADMINISTRATIVE CHARGEBACK	-	38,925	40,176	40,176	42,696	43,977	45,296	46,655	48,055
52-520-54-00-5405	BUILD PROGRAM	105,392	93,000	-	-	-	-	-	-	-
52-520-54-00-5412	TRAINING & CONFERENCES	1,703	1,180	2,500	2,500	2,500	2,500	2,500	2,500	2,500
52-520-54-00-5415	TRAVEL & LODGING	2,681	344	2,000	2,000	2,000	2,000	2,000	2,000	2,000
52-520-54-00-5424	COMPUTER REPLACEMENT CHARGEBACK	-	-	263	263	-	2,258	1,940	316	332
52-520-54-00-5430	PRINTING & DUPLICATING	1,133	1,307	1,500	1,500	1,500	1,500	1,500	1,500	1,500
52-520-54-00-5440	TELECOMMUNICATIONS	2,411	8,667	9,000	9,000	9,000	9,000	9,000	9,000	9,000
52-520-54-00-5444	LIFT STATION SERVICES	648	20,727	10,000	15,000	75,000	20,000	20,000	20,000	20,000
52-520-54-00-5462	PROFESSIONAL SERVICES	14,772	14,638	18,000	18,000	43,000	23,000	23,000	23,000	23,000
52-520-54-00-5480	UTILITIES	17,660	20,081	21,200	21,200	22,472	23,820	25,249	26,764	28,370
52-520-54-00-5483	JULIE SERVICES	-	-	3,000	1,250	3,000	3,000	3,000	3,000	3,000
52-520-54-00-5485	RENTAL & LEASE PURCHASE	423	662	1,000	1,000	1,000	1,000	1,000	1,000	1,000



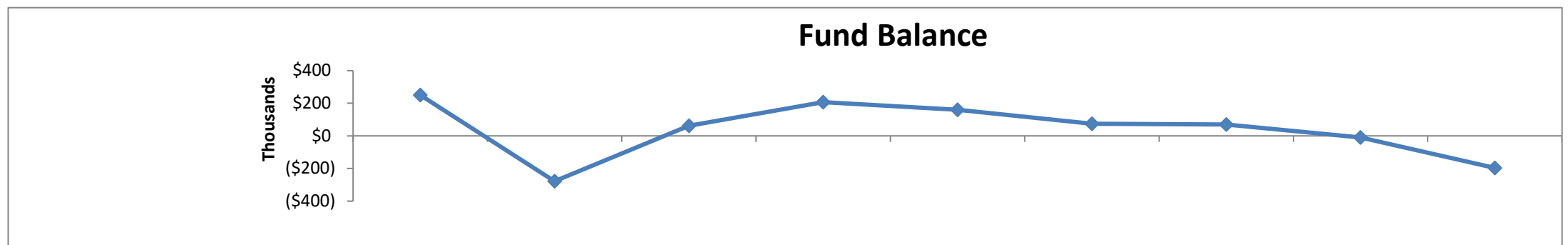
		FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
52-520-54-00-5488	OFFICE CLEANING	-	729	751	737	759	782	805	829	854
52-520-54-00-5490	VEHICLE MAINTENANCE SERVICES	8,549	1,643	10,000	10,000	10,000	10,000	10,000	10,000	10,000
52-520-54-00-5495	OUTSIDE REPAIR & MAINTENCE	11,924	15,072	16,000	16,000	16,000	16,000	16,000	16,000	16,000
52-520-54-00-5498	PAYING AGENT FEES	1,542	1,277	1,500	689	750	750	750	750	750
52-520-54-00-5499	BAD DEBT	1,993	2,859	2,250	2,750	3,000	3,000	3,000	3,000	3,000
52-520-56-00-5600	WEARING APPAREL	2,791	3,965	3,980	3,980	3,980	3,980	3,980	3,980	3,980
52-520-56-00-5610	OFFICE SUPPLIES	465	1,029	1,000	1,000	1,000	1,000	1,000	1,000	1,000
52-520-56-00-5613	LIFT STATION MAINTENANCE	3,604	8,006	8,000	17,000	8,000	8,000	8,000	8,000	8,000
52-520-56-00-5620	OPERATING SUPPLIES	7,138	4,516	11,300	11,300	9,000	9,000	9,000	9,000	9,000
52-520-56-00-5628	VEHICLE MAINTENANCE SUPPLIES	3,590	5,356	2,000	10,000	10,000	10,000	10,000	10,000	10,000
52-520-56-00-5630	SMALL TOOLS & EQUIPMENT	3,658	711	2,000	2,000	2,000	2,000	2,000	2,000	2,000
52-520-56-00-5640	REPAIR & MAINTENANCE	3,708	2,243	5,000	5,000	5,000	5,000	5,000	5,000	5,000
52-520-56-00-5665	JULIE SUPPLIES	-	-	1,200	1,200	1,200	1,200	1,200	1,200	1,200
52-520-56-00-5695	GASOLINE	13,958	20,076	21,400	21,400	22,470	23,594	24,774	26,013	27,314
52-520-60-00-6001	SCADA SYSTEM	-	-	-	-	67,000	67,000	67,000	-	-
52-520-60-00-6025	ROAD TO BETTER ROADS PROGRAM	162,427	160,219	200,000	125,000	137,000	200,000	216,000	420,000	200,000
52-520-60-00-6034	WHISPERING MEADOWS SUBDIVISION	-	172	48,150	73,000	-	-	-	-	-
52-520-60-00-6059	US 34 (IL 47 / ORCHARD RD) PROJECT	-	4,213	17,002	11,373	11,373	-	-	-	-
52-520-60-00-6060	EQUIPMENT	1,014	-	-	-	-	-	-	-	-
52-520-60-00-6066	RTE 71 SANITARY SEWER REPLACEMENT	5,675	4,560	189,000	-	63,000	63,000	63,000	-	-
52-520-60-00-6070	VEHICLES	-	-	-	-	50,000	-	50,000	-	-
52-520-60-00-6079	ROUTE 47 EXPANSION	59,015	59,015	59,015	25,532	22,488	22,488	22,488	9,370	-
52-520-75-00-7500	LENNAR - RAINTREE SEWER RECPATURE	33,872	34,888	35,938	35,938	30,721	-	-	-	-
<b>Debt Service - 2004B Bond</b>										
52-520-84-00-8000	PRINCIPAL PAYMENT	410,000	435,000	455,000	455,000	-	-	-	-	-
52-520-84-00-8050	INTEREST EXPENSE	52,000	35,600	18,200	18,200	-	-	-	-	-
<b>Debt Service - 2003A IRBB Debt Certificates</b>										
52-520-90-00-8000	PRINCIPAL PAYMENT	115,000	120,000	130,000	130,000	135,000	140,000	150,000	155,000	-
52-520-90-00-8050	INTEREST EXPENSE	47,755	42,293	36,233	36,233	29,668	22,850	15,710	8,060	-
<b>Debt Service - 2011 Refunding Bond</b>										
52-520-92-00-8000	PRINCIPAL PAYMENT	745,000	780,000	810,000	810,000	845,000	885,000	920,000	960,000	1,000,000
52-520-92-00-8050	INTEREST EXPENSE	389,052	357,166	323,782	323,782	289,114	252,948	215,070	175,964	134,606

Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Debt Service - IEPA Loan L17-115300</b>										
52-520-96-00-8000	PRINCIPAL PAYMENT	98,353	100,952	103,619	103,619	52,832	-	-	-	-
52-520-96-00-8050	INTEREST EXPENSE	8,697	6,099	3,431	3,431	693	-	-	-	-
52-520-99-00-9951	TRANSFER TO WATER	<u>75,075</u>	<u>73,875</u>	<u>77,675</u>	<u>77,675</u>	<u>73,875</u>	<u>75,125</u>	<u>75,675</u>	<u>73,650</u>	<u>74,125</u>
	<b>Expenses</b>	<b>2,731,226</b>	<b>2,816,811</b>	<b>3,050,254</b>	<b>2,741,983</b>	<b>2,538,097</b>	<b>2,413,499</b>	<b>2,503,918</b>	<b>2,534,903</b>	<b>2,168,500</b>
	<b>Surplus(Deficit)</b>	<b>(192,843)</b>	<b>33,021</b>	<b>(633,763)</b>	<b>(338,057)</b>	<b>(388,418)</b>	<b>(224,868)</b>	<b>129,063</b>	<b>273,524</b>	<b>682,531</b>
	<b>Fund Balance Equiv</b>	<b>1,378,030</b>	<b>1,411,053</b>	<b>705,765</b>	<b>1,072,996</b>	<b>684,578</b>	<b>459,710</b>	<b>588,773</b>	<b>862,297</b>	<b>1,544,828</b>
		<i>50.45%</i>	<i>50.09%</i>	<i>23.14%</i>	<i>39.13%</i>	<i>26.97%</i>	<i>19.05%</i>	<i>23.51%</i>	<i>34.02%</i>	<i>71.24%</i>

### Land Cash Fund (72)

Land-Cash funds are dedicated by developers through the contribution ordinance to serve the immediate and future needs of park and recreation of residents in new subdivisions. Land for park development and cash spent on recreational facilities is often matched through grant funding to meet the community's recreation needs at a lower cost to the City.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Intergovernmental	15,711	-	702,474	702,474	-	-	-	-	-
Licenses & Permits	1,103	1,505	-	-	-	-	-	-	-
Land Cash Contributions	47,753	125,491	11,639	162,779	58,435	19,579	-	-	28,305
Reimbursements	63,796	5,701	-	-	-	-	-	-	-
Miscellaneous	-	-	-	3,406	-	-	-	-	-
Other Financing Sources	2,500	2,503	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>130,863</b>	<b>135,200</b>	<b>714,113</b>	<b>868,659</b>	<b>58,435</b>	<b>19,579</b>	<b>-</b>	<b>-</b>	<b>28,305</b>
<b>Expenditures</b>									
Contractual Services	1,103	1,505	-	4,795	4,850	4,850	5,000	5,000	5,000
Capital Outlay	91,762	662,215	435,000	379,500	100,000	100,000	-	75,000	210,000
<b>Total Expenditures</b>	<b>92,865</b>	<b>663,720</b>	<b>435,000</b>	<b>384,295</b>	<b>104,850</b>	<b>104,850</b>	<b>5,000</b>	<b>80,000</b>	<b>215,000</b>
Surplus (Deficit)	37,998	(528,520)	279,113	484,364	(46,415)	(85,271)	(5,000)	(80,000)	(186,695)
<b>Ending Fund Balance</b>	<b>250,318</b>	<b>(278,204)</b>	<b>62,362</b>	<b>206,160</b>	<b>159,745</b>	<b>74,474</b>	<b>69,474</b>	<b>(10,526)</b>	<b>(197,221)</b>



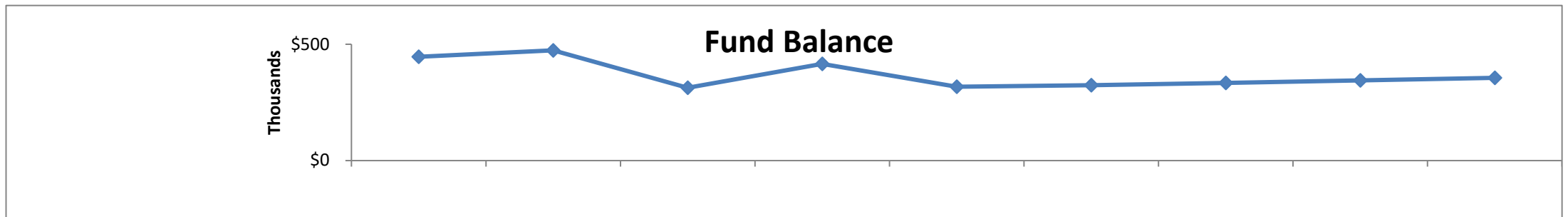
Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>Land Cash - 72</u></b>										
72-000-41-00-4175	OSLAD GRANT - RIVERFRONT PARK	5,514	-	312,671	312,671	-	-	-	-	-
72-000-41-00-4186	OSLAD GRANT - BRISTOL BAY	10,197	-	389,803	389,803	-	-	-	-	-
72-000-42-00-4216	BUILD PROGRAM PERMITS	1,103	1,505	-	-	-	-	-	-	-
72-000-46-00-4655	REIMB - GRANDE RESERVE PARK	63,796	5,701	-	-	-	-	-	-	-
72-000-47-00-4702	WHISPERING MEADOWS	-	-	-	-	-	-	-	-	-
72-000-47-00-4703	AUTUMN CREEK	27,690	-	-	-	6,606	-	-	-	-
72-000-47-00-4704	BLACKBERRY WOODS	7,955	17,614	-	9,091	15,909	-	-	-	-
72-000-47-00-4706	CALEDONIA	2,013	39,261	11,639	35,000	16,341	-	-	-	-
72-000-47-00-4707	RIVER'S EDGE	-	671	-	-	-	-	-	-	-
72-000-47-00-4708	COUNTRY HILLS	4,614	6,152	-	1,000	8,000	8,000	-	-	-
72-000-47-00-4709	SALEK	-	3,213	-	-	-	-	-	-	-
72-000-47-00-4720	WOODWORTH	1,071	-	-	-	-	-	-	-	-
72-000-47-00-4722	GC HOUSING (ANTHONY'S PLACE)	-	-	-	97,162	-	-	-	-	-
72-000-47-00-4723	WINDETT RIDGE	-	50,000	-	10,000	-	-	-	-	-
72-000-47-00-4724	KENDALL MARKETPLACE	-	162	-	971	2,024	2,024	-	-	-
72-000-47-00-4725	HEARTLAND MEADOWS	-	-	-	-	-	-	-	-	28,305
72-000-47-00-4726	KENDALLWOOD ESTATES	-	-	-	-	-	-	-	-	-
72-000-47-00-4736	BRIARWOOD	4,410	8,418	-	9,555	9,555	9,555	-	-	-
72-000-48-00-4850	MISCELLANEOUS INCOME	-	-	-	3,406	-	-	-	-	-
72-000-49-00-4910	SALE OF CAPITAL ASSETS	2,500	2,503	-	-	-	-	-	-	-
	<b>Revenue</b>	<b>130,863</b>	<b>135,200</b>	<b>714,113</b>	<b>868,659</b>	<b>58,435</b>	<b>19,579</b>	<b>-</b>	<b>-</b>	<b>28,305</b>
72-720-54-00-5405	BUILD PROGRAM	1,103	1,505	-	-	-	-	-	-	-
72-720-54-00-5485	RENTAL & LEASE PURCHASE	-	-	-	4,795	4,850	4,850	5,000	5,000	5,000
72-720-60-00-6010	PARK IMPROVEMENTS	-	-	300,000	270,000	-	-	-	-	-
72-720-60-00-6013	BEECHER CENTER PARK	-	-	-	-	-	-	-	-	75,000
72-720-60-00-6014	BLACKBERRY WOODS	-	-	-	-	-	-	-	-	75,000
72-720-60-00-6029	CALEDONIA PARK	-	-	-	-	-	75,000	-	-	-
72-720-60-00-6032	MOSER HOLDING COSTS	8,612	-	-	-	-	-	-	-	-
72-720-60-00-6040	PRESTWICK	-	-	-	-	-	-	-	75,000	-
72-720-60-00-6043	BRISTOL BAY REGIONAL PARK	10,197	384,922	20,000	7,000	-	-	-	-	-
72-720-60-00-6045	RIVERFRONT PARK	9,864	276,616	40,000	42,500	-	-	-	-	-
72-720-60-00-6046	GRANDE RESERVE PARK	63,089	677	-	-	25,000	-	-	-	-
72-720-60-00-6047	AUTUMN CREEK	-	-	-	-	50,000	-	-	-	-
72-720-60-00-6049	RAINTREE PARK C	-	-	-	-	25,000	-	-	-	-
72-720-60-00-6067	BLACKBERRY CREEK NATURE PRESERVE	-	-	25,000	-	-	25,000	-	-	-

Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
72-720-60-00-6069	WINDETT RIDGE PARK	-	-	50,000	60,000	-	-	-	-	-
72-720-60-00-6070	BRISTOL BAY	-	-	-	-	-	-	-	-	60,000
	<b>Expenditures</b>	<b>92,865</b>	<b>663,720</b>	<b>435,000</b>	<b>384,295</b>	<b>104,850</b>	<b>104,850</b>	<b>5,000</b>	<b>80,000</b>	<b>215,000</b>
	<b>Surplus(Deficit)</b>	<b>37,998</b>	<b>(528,520)</b>	<b>279,113</b>	<b>484,364</b>	<b>(46,415)</b>	<b>(85,271)</b>	<b>(5,000)</b>	<b>(80,000)</b>	<b>(186,695)</b>
	<b>Fund Balance</b>	<b>250,318</b>	<b>(278,204)</b>	<b>62,362</b>	<b>206,160</b>	<b>159,745</b>	<b>74,474</b>	<b>69,474</b>	<b>(10,526)</b>	<b>(197,221)</b>

### Parks and Recreation Fund (79)

This fund accounts for the daily operations of the Parks and Recreation Department. Programs, classes, special events and maintenance of City wide park land and public facilities make up the day to day operations. Programs and classes consist of a wide variety of options serving children through senior citizens. Special events range from Music Under the Stars to Home Town Days. City wide maintenance consists of over two hundred acres at more than fifty sites including buildings, boulevards, parks, utility locations and natural areas.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Intergovernmental	-	-	81,815	81,815	-	-	-	-	-
Charges for Service	455,676	453,466	565,000	578,000	632,000	632,000	632,000	632,000	632,000
Investment Earnings	328	800	500	1,500	1,500	1,500	1,500	1,500	1,500
Reimbursements	3,002	174	-	19,158	-	-	-	-	-
Miscellaneous	209,970	234,784	201,000	204,849	200,500	202,416	204,409	206,481	208,636
Other Financing Sources	1,118,638	1,308,583	1,274,699	1,274,699	1,410,988	1,558,701	1,622,068	1,699,258	1,765,181
<b>Total Revenue</b>	<b>1,787,614</b>	<b>1,997,807</b>	<b>2,123,014</b>	<b>2,160,021</b>	<b>2,244,988</b>	<b>2,394,617</b>	<b>2,459,977</b>	<b>2,539,239</b>	<b>2,607,317</b>
<b>Expenditures</b>									
Salaries	805,190	868,189	989,828	992,500	1,103,861	1,133,217	1,163,393	1,194,415	1,226,308
Benefits	365,079	390,010	437,531	415,316	448,232	470,329	501,290	534,481	570,072
Contractual Services	311,346	318,383	294,214	282,579	301,682	293,490	293,663	305,143	305,442
Supplies	360,884	393,250	506,935	527,606	489,630	490,901	492,235	493,636	495,107
<b>Total Expenditures</b>	<b>1,842,499</b>	<b>1,969,832</b>	<b>2,228,508</b>	<b>2,218,001</b>	<b>2,343,405</b>	<b>2,387,937</b>	<b>2,450,581</b>	<b>2,527,675</b>	<b>2,596,929</b>
Surplus (Deficit)	(54,885)	27,975	(105,494)	(57,980)	(98,417)	6,680	9,396	11,564	10,388
<b>Ending Fund Balance</b>	<b>445,875</b>	<b>473,852</b>	<b>312,946</b>	<b>415,872</b>	<b>317,455</b>	<b>324,135</b>	<b>333,531</b>	<b>345,095</b>	<b>355,483</b>
	24.20%	24.06%	14.04%	18.75%	13.55%	13.57%	13.61%	13.65%	13.69%



		FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
<b><u>Parks and Recreation - 79</u></b>										
79-000-41-00-4175	OSLAD GRANT - RIVERFRONT PARK	-	-	81,815	81,815	-	-	-	-	-
79-000-44-00-4402	SPECIAL EVENTS	109,109	87,666	90,000	90,000	90,000	90,000	90,000	90,000	90,000
79-000-44-00-4403	CHILD DEVELOPMENT	135,445	141,046	130,000	145,000	145,000	145,000	145,000	145,000	145,000
79-000-44-00-4404	ATHLETICS & FITNESS	178,613	187,611	315,000	315,000	365,000	365,000	365,000	365,000	365,000
79-000-44-00-4441	CONCESSION REVENUE	32,509	37,143	30,000	28,000	32,000	32,000	32,000	32,000	32,000
79-000-45-00-4500	INVESTMENT EARNINGS	328	800	500	1,500	1,500	1,500	1,500	1,500	1,500
79-000-46-00-4690	REIMB - MISCELLANEOUS	3,002	174	-	19,158	-	-	-	-	-
79-000-48-00-4820	RENTAL INCOME	53,345	54,701	55,000	53,208	54,500	56,416	58,409	60,481	62,636
79-000-48-00-4825	PARK RENTALS	13,221	20,200	15,000	15,500	15,000	15,000	15,000	15,000	15,000
79-000-48-00-4843	HOMETOWN DAYS	117,354	128,156	108,000	118,141	108,000	108,000	108,000	108,000	108,000
79-000-48-00-4846	SPONSORSHIPS & DONATIONS	20,547	19,753	20,000	15,000	20,000	20,000	20,000	20,000	20,000
79-000-48-00-4850	MISCELLANEOUS INCOME	5,503	11,974	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-000-49-00-4901	TRANSFER FROM GENERAL	1,118,638	1,308,583	1,274,699	1,274,699	1,410,988	1,558,701	1,622,068	1,699,258	1,765,181
	Revenue	1,787,614	1,997,807	2,123,014	2,160,021	2,244,988	2,394,617	2,459,977	2,539,239	2,607,317
<b>Parks Department</b>										
79-790-50-00-5010	SALARIES & WAGES	425,198	459,025	492,742	485,000	552,859	569,445	586,528	604,124	622,248
79-790-50-00-5015	PART-TIME SALARIES	35,251	37,282	50,000	50,000	51,000	52,000	53,000	54,000	55,000
79-790-50-00-5020	OVERTIME	2,091	2,533	3,000	5,000	5,000	5,000	5,000	5,000	5,000
79-790-52-00-5212	RETIREMENT PLAN CONTRIBUTION	46,256	51,254	54,650	54,650	52,725	53,699	56,952	60,412	64,092
79-790-52-00-5214	FICA CONTRIBUTION	34,143	36,883	40,354	40,354	44,715	46,056	47,438	48,861	50,327
79-790-52-00-5216	GROUP HEALTH INSURANCE	119,781	131,162	158,534	141,675	153,747	166,047	179,331	193,677	209,171
79-790-52-00-5222	GROUP LIFE INSURANCE	884	896	594	583	645	651	658	665	672
79-790-52-00-5223	DENTAL INSURANCE	8,353	9,726	10,707	9,797	10,866	11,409	11,979	12,578	13,207
79-790-52-00-5224	VISION INSURANCE	1,002	1,313	1,497	1,393	1,537	1,537	1,583	1,630	1,679
79-790-54-00-5412	TRAINING & CONFERENCES	4,410	4,186	7,000	1,000	7,000	7,000	7,000	7,000	7,000
79-790-54-00-5415	TRAVEL & LODGING	807	248	3,000	100	3,000	3,000	3,000	3,000	3,000
79-790-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	53,908	70,000	-	-	-	-	-	-	-
79-790-54-00-5424	COMPUTER REPLACEMENT CHARGEBACK	-	-	5,200	5,200	662	-	1,459	7,086	6,637
79-790-54-00-5440	TELECOMMUNICATIONS	6,278	6,348	6,500	6,500	6,500	6,500	6,500	6,500	6,500
79-790-54-00-5462	PROFESSIONAL SERVICES	2,461	1,940	3,000	3,000	9,400	9,400	9,400	9,400	9,400
79-790-54-00-5466	LEGAL SERVICES	663	2,634	6,000	2,000	3,000	3,000	3,000	3,000	3,000
79-790-54-00-5485	RENTAL & LEASE PURCHASE	2,334	5,818	2,500	2,500	2,500	2,500	2,500	2,500	2,500
79-790-54-00-5488	OFFICE CLEANING	-	2,719	2,800	2,792	2,876	2,962	3,051	3,143	3,237
79-790-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	22,411	17,640	50,000	50,000	50,000	50,000	50,000	50,000	50,000
79-790-56-00-5600	WEARING APPAREL	5,344	8,647	6,220	6,220	6,220	6,220	6,220	6,220	6,220
79-790-56-00-5620	OPERATING SUPPLIES	23,577	31,213	35,200	35,200	25,000	25,000	25,000	25,000	25,000



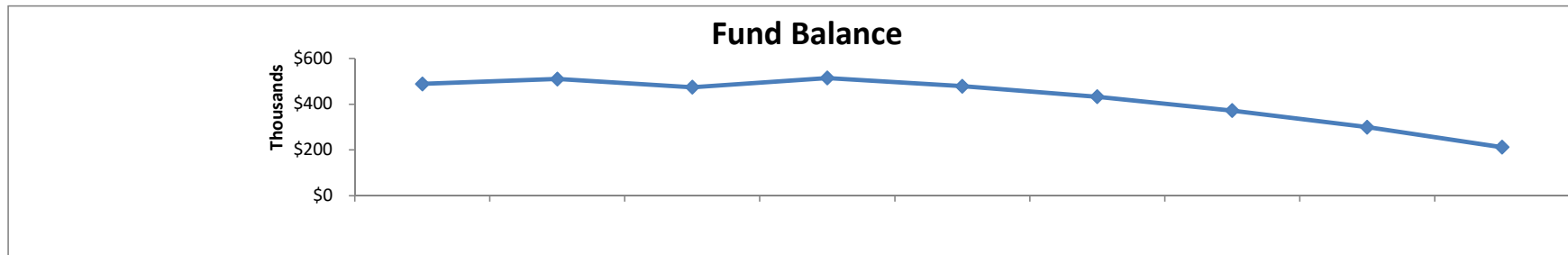
Account Number	Description	FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
		Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
79-790-56-00-5630	SMALL TOOLS & EQUIPMENT	1,576	5,965	6,000	6,000	6,000	6,000	6,000	6,000	6,000
79-790-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	2,000	2,000	20,000	20,000	2,000	2,000	2,000	2,000	2,000
79-790-56-00-5640	REPAIR & MAINTENANCE	69,160	68,347	126,000	126,000	126,000	126,000	126,000	126,000	126,000
79-790-56-00-5695	GASOLINE	12,439	15,686	14,445	24,200	25,410	26,681	28,015	29,416	30,887
		880,327	973,465	1,105,943	1,079,164	1,148,662	1,182,107	1,221,614	1,267,212	1,308,777
<b>Recreation Department</b>										
79-795-50-00-5010	SALARIES & WAGES	283,924	290,580	324,086	337,500	359,002	369,772	380,865	392,291	404,060
79-795-50-00-5015	PART-TIME SALARIES	9,989	16,602	40,000	40,000	41,000	42,000	43,000	44,000	45,000
79-795-50-00-5045	CONCESSION WAGES	7,891	8,344	15,000	10,000	15,000	15,000	15,000	15,000	15,000
79-795-50-00-5046	PRE-SCHOOL WAGES	30,091	34,468	40,000	40,000	40,000	40,000	40,000	40,000	40,000
79-795-50-00-5052	INSTRUCTORS WAGES	10,755	19,355	25,000	25,000	40,000	40,000	40,000	40,000	40,000
79-795-52-00-5212	RETIREMENT PLAN CONTRIBUTION	30,328	31,208	39,956	36,000	37,514	34,869	36,982	39,229	41,618
79-795-52-00-5214	FICA CONTRIBUTION	25,585	27,561	32,367	32,367	36,761	37,864	39,000	40,170	41,375
79-795-52-00-5216	GROUP HEALTH INSURANCE	91,187	92,497	90,945	90,570	101,795	109,939	118,734	128,233	138,492
79-795-52-00-5222	GROUP LIFE INSURANCE	396	407	440	440	440	444	448	452	457
79-795-52-00-5223	DENTAL INSURANCE	6,362	6,235	6,539	6,539	6,539	6,866	7,209	7,569	7,947
79-795-52-00-5224	VISION INSURANCE	802	868	948	948	948	948	976	1,005	1,035
79-795-54-00-5410	TUITION REIMBURSEMENT	-	-	-	3,216	9,648	1,608	-	-	-
79-795-54-00-5412	TRAINING & CONFERENCES	2,951	3,295	5,000	5,000	5,000	5,000	5,000	5,000	5,000
79-795-54-00-5415	TRAVEL & LODGING	1,028	542	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-795-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	20,000	-	-	-	-	-	-	-	-
79-795-54-00-5424	COMPUTER REPLACEMENT CHARGEBACK	-	-	4,412	4,412	2,812	2,258	1,459	6,129	5,631
79-795-54-00-5426	PUBLISHING & ADVERTISING	52,018	52,825	55,000	55,000	55,000	55,000	55,000	55,000	55,000
79-795-54-00-5440	TELECOMMUNICATIONS	7,064	7,734	8,000	8,000	8,000	8,000	8,000	8,000	8,000
79-795-54-00-5447	SCHOLARSHIPS	-	-	2,500	1,000	2,500	2,500	2,500	2,500	2,500
79-795-54-00-5452	POSTAGE & SHIPPING	2,609	3,198	3,500	3,500	3,500	3,500	3,500	3,500	3,500
79-795-54-00-5460	DUES & SUBSCRIPTIONS	1,155	4,113	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-795-54-00-5462	PROFESSIONAL SERVICES	101,289	116,287	100,000	100,000	100,000	100,000	100,000	100,000	100,000
79-795-54-00-5480	UTILITIES	11,976	11,515	13,483	13,483	14,292	15,150	16,059	17,023	18,044
79-795-54-00-5485	RENTAL & LEASE PURCHASE	1,808	1,874	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-795-54-00-5488	OFFICE CLEANING	-	4,194	4,319	3,876	3,992	4,112	4,235	4,362	4,493
79-795-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	6,061	1,273	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-795-54-00-5496	PROGRAM REFUNDS	10,115	-	-	-	-	-	-	-	-
79-795-56-00-5602	HOMETOWN DAYS SUPPLIES	96,287	108,177	100,000	110,986	100,000	100,000	100,000	100,000	100,000
79-795-56-00-5606	PROGRAM SUPPLIES	121,860	119,317	160,000	160,000	160,000	160,000	160,000	160,000	160,000
79-795-56-00-5607	CONCESSION SUPPLIES	14,926	15,796	18,000	18,000	18,000	18,000	18,000	18,000	18,000
79-795-56-00-5610	OFFICE SUPPLIES	2,325	2,809	3,000	3,000	3,000	3,000	3,000	3,000	3,000
79-795-56-00-5620	OPERATING SUPPLIES	9,240	12,115	15,000	15,000	15,000	15,000	15,000	15,000	15,000

Account Number	Description	FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
		Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
79-795-56-00-5640	REPAIR & MAINTENANCE	1,230	2,279	2,000	2,000	2,000	2,000	2,000	2,000	2,000
79-795-56-00-5695	GASOLINE	920	899	1,070	1,000	1,000	1,000	1,000	1,000	1,000
		962,172	996,367	1,122,565	1,138,837	1,194,743	1,205,830	1,228,967	1,260,463	1,288,152
	Expenditures	1,842,499	1,969,832	2,228,508	2,218,001	2,343,405	2,387,937	2,450,581	2,527,675	2,596,929
	Surplus(Deficit)	(54,885)	27,975	(105,494)	(57,980)	(98,417)	6,680	9,396	11,564	10,388
	Fund Balance	445,875	473,852	312,946	415,872	317,455	324,135	333,531	345,095	355,483
		24.20%	24.06%	14.04%	18.75%	13.55%	13.57%	13.61%	13.65%	13.69%

### Library Operations Fund (82)

The Yorkville Public Library provides the people of the community, from pre-school through maturity, with access to a collection of books and other materials which will serve their educational, cultural and recreational needs. The Library board and staff strive to provide the community an environment that promotes the love of reading.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Taxes	1,372,091	1,402,659	1,464,606	1,457,087	1,492,248	1,536,157	1,563,492	1,585,093	1,619,273
Intergovernmental	18,958	18,086	18,350	30,461	25,250	25,250	25,250	25,250	25,250
Fines & Forfeits	7,355	9,922	8,500	8,500	8,500	8,500	8,500	8,500	8,500
Charges for Service	10,208	12,750	11,500	12,750	12,750	12,750	12,750	12,750	12,750
Investment Earnings	1,594	5,423	1,750	10,000	10,000	10,000	7,500	7,500	5,000
Reimbursements	2,141	691	-	-	-	-	-	-	-
Miscellaneous	7,099	6,488	6,750	4,350	6,500	6,500	6,500	6,500	6,500
Other Financing Sources	24,044	23,775	25,179	23,485	25,003	26,458	28,000	29,635	31,368
<b>Total Revenue</b>	<b>1,443,490</b>	<b>1,479,794</b>	<b>1,536,635</b>	<b>1,546,633</b>	<b>1,580,251</b>	<b>1,625,615</b>	<b>1,651,992</b>	<b>1,675,228</b>	<b>1,708,641</b>
<b>Expenditures</b>									
Salaries	411,502	403,032	422,698	431,500	474,394	488,626	503,284	518,382	533,933
Benefits	158,182	148,184	166,150	164,659	175,658	186,526	198,219	210,723	224,094
Contractual Services	104,409	131,797	145,840	129,239	147,930	148,598	149,306	150,056	150,851
Supplies	26,927	15,088	21,200	24,770	21,200	21,200	21,200	21,200	21,200
Debt Service	752,771	760,396	792,101	792,101	797,013	827,088	840,225	847,313	866,750
<b>Total Expenditures</b>	<b>1,453,791</b>	<b>1,458,497</b>	<b>1,547,989</b>	<b>1,542,269</b>	<b>1,616,195</b>	<b>1,672,038</b>	<b>1,712,234</b>	<b>1,747,674</b>	<b>1,796,828</b>
Surplus (Deficit)	(10,301)	21,297	(11,354)	4,364	(35,944)	(46,423)	(60,242)	(72,446)	(88,187)
<b>Ending Fund Balance</b>	<b>489,057</b>	<b>510,355</b>	<b>474,039</b>	<b>514,719</b>	<b>478,775</b>	<b>432,352</b>	<b>372,110</b>	<b>299,664</b>	<b>211,477</b>
	33.64%	34.99%	30.62%	33.37%	29.62%	25.86%	21.73%	17.15%	11.77%
<b>Operational Fund Balance %</b>	<b>69.76%</b>	<b>73.11%</b>	<b>62.71%</b>	<b>68.61%</b>	<b>58.45%</b>	<b>51.17%</b>	<b>42.67%</b>	<b>33.28%</b>	<b>22.74%</b>



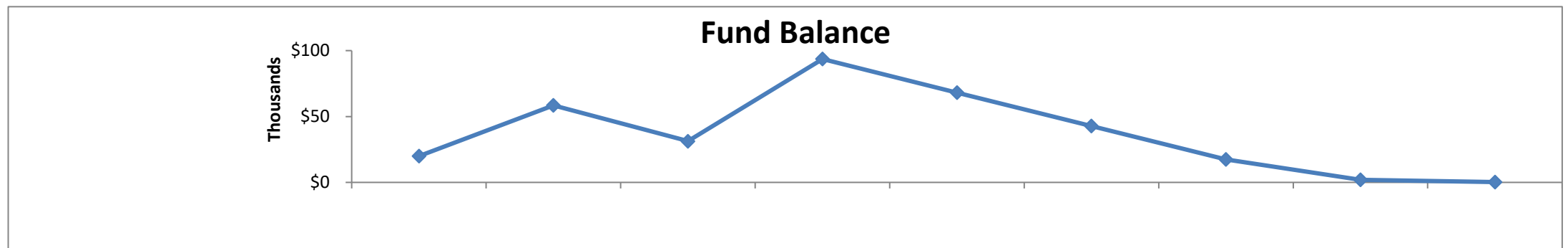
		FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
<b><u>Library Operations</u></b>										
82-000-40-00-4000	PROPERTY TAXES - LIBRARY OPS	626,183	644,025	672,505	669,065	699,220	713,204	727,468	742,017	756,857
82-000-40-00-4083	PROPERTY TAXES - DEBT SERVICE	745,908	758,634	792,101	788,022	793,028	822,953	836,024	843,076	862,416
82-000-41-00-4120	PERSONAL PROPERTY TAX	5,914	4,948	5,250	5,250	5,250	5,250	5,250	5,250	5,250
82-000-41-00-4170	STATE GRANTS	13,044	13,138	13,100	25,211	20,000	20,000	20,000	20,000	20,000
82-000-43-00-4330	LIBRARY FINES	7,355	9,922	8,500	8,500	8,500	8,500	8,500	8,500	8,500
82-000-44-00-4401	LIBRARY SUBSCRIPTION CARDS	6,576	8,040	7,500	8,000	8,000	8,000	8,000	8,000	8,000
82-000-44-00-4422	COPY FEES	2,717	3,853	3,000	3,750	3,750	3,750	3,750	3,750	3,750
82-000-44-00-4439	PROGRAM FEES	915	857	1,000	1,000	1,000	1,000	1,000	1,000	1,000
82-000-45-00-4500	INVESTMENT EARNINGS	1,594	4,593	1,750	10,000	10,000	10,000	7,500	7,500	5,000
82-000-45-00-4550	GAIN ON INVESTMENT	-	830	-	-	-	-	-	-	-
82-000-46-00-4690	REIMB - MISCELLANEOUS	2,141	691	-	-	-	-	-	-	-
82-000-48-00-4820	RENTAL INCOME	2,200	1,806	2,000	1,600	2,000	2,000	2,000	2,000	2,000
82-000-48-00-4824	DVD RENTAL INCOME	2,444	2,842	2,750	1,750	2,500	2,500	2,500	2,500	2,500
82-000-48-00-4850	MISCELLANEOUS INCOME	2,455	1,840	2,000	1,000	2,000	2,000	2,000	2,000	2,000
82-000-49-00-4901	TRANSFER FROM GENERAL	24,044	23,775	25,179	23,485	25,003	26,458	28,000	29,635	31,368
	<b>Revenue</b>	<b>1,443,490</b>	<b>1,479,794</b>	<b>1,536,635</b>	<b>1,546,633</b>	<b>1,580,251</b>	<b>1,625,615</b>	<b>1,651,992</b>	<b>1,675,228</b>	<b>1,708,641</b>
82-820-50-00-5010	SALARIES & WAGES	211,185	213,880	226,998	261,500	278,394	286,746	295,348	304,208	313,334
82-820-50-00-5015	PART-TIME SALARIES	200,317	189,152	195,700	170,000	196,000	201,880	207,936	214,174	220,599
82-820-52-00-5212	RETIREMENT PLAN CONTRIBUTION	22,558	22,885	24,252	27,500	25,541	27,040	28,678	30,421	32,273
82-820-52-00-5214	FICA CONTRIBUTION	30,778	30,169	31,720	31,720	35,544	36,610	37,708	38,839	40,004
82-820-52-00-5216	GROUP HEALTH INSURANCE	74,462	65,658	79,318	73,931	81,184	87,679	94,693	102,268	110,449
82-820-52-00-5222	GROUP LIFE INSURANCE	403	388	328	351	387	391	395	399	403
82-820-52-00-5223	DENTAL INSURANCE	5,286	4,672	4,652	6,699	6,987	7,336	7,703	8,088	8,492
82-820-52-00-5224	VISION INSURANCE	651	637	701	973	1,012	1,012	1,042	1,073	1,105
82-820-52-00-5230	UNEMPLOYMENT INSURANCE	474	747	750	605	750	750	750	750	750
82-820-52-00-5231	LIABILITY INSURANCE	23,570	23,028	24,429	22,880	24,253	25,708	27,250	28,885	30,618
82-820-54-00-5412	TRAINING & CONFERENCES	330	308	2,500	1,200	2,000	2,000	2,000	2,000	2,000
82-820-54-00-5415	TRAVEL & LODGING	365	348	600	1,500	1,500	1,500	1,500	1,500	1,500
82-820-54-00-5426	PUBLISHING & ADVERTISING	277	100	2,000	750	1,000	1,000	1,000	1,000	1,000
82-820-54-00-5440	TELECOMMUNICATIONS	3,524	4,513	5,000	6,000	6,000	6,000	6,000	6,000	6,000
82-820-54-00-5452	POSTAGE & SHIPPING	398	582	500	600	600	600	600	600	600
82-820-54-00-5460	DUES & SUBSCRIPTIONS	9,005	8,911	11,000	11,000	11,000	11,000	11,000	11,000	11,000
82-820-54-00-5462	PROFESSIONAL SERVICES	38,037	24,151	40,000	35,000	40,000	40,000	40,000	40,000	40,000
82-820-54-00-5466	LEGAL SERVICES	-	2,100	3,000	3,000	3,000	3,000	3,000	3,000	3,000
82-820-54-00-5468	AUTOMATION	12,633	13,466	20,000	18,000	20,000	20,000	20,000	20,000	20,000
82-820-54-00-5480	UTILITIES	10,961	9,852	9,540	10,500	11,130	11,798	12,506	13,256	14,051

Account Number	Description	FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
		Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
82-820-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	27,190	65,777	50,000	40,000	50,000	50,000	50,000	50,000	50,000
82-820-54-00-5498	PAYING AGENT FEES	1,689	1,689	1,700	1,689	1,700	1,700	1,700	1,700	1,700
82-820-56-00-5610	OFFICE SUPPLIES	8,906	5,518	8,000	8,000	8,000	8,000	8,000	8,000	8,000
82-820-56-00-5620	LIBRARY OPERATING SUPPLIES	9,654	6,733	2,000	2,166	2,000	2,000	2,000	2,000	2,000
82-820-56-00-5621	CUSTODIAL SUPPLIES	-	-	8,000	8,000	8,000	8,000	8,000	8,000	8,000
82-820-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	-	-	-	673	-	-	-	-	-
82-820-56-00-5671	LIBRARY PROGRAMMING	1,243	820	1,000	1,000	1,000	1,000	1,000	1,000	1,000
82-820-56-00-5676	EMPLOYEE RECOGNITION	-	151	200	200	200	200	200	200	200
82-820-56-00-5685	DVD'S	1,141	499	500	500	500	500	500	500	500
82-820-56-00-5686	BOOKS	5,983	1,367	1,500	4,231	1,500	1,500	1,500	1,500	1,500
<b>Debt Service - 2006 Bond</b>										
82-820-84-00-8000	PRINCIPAL PAYMENT	50,000	50,000	50,000	50,000	50,000	75,000	75,000	75,000	100,000
82-820-84-00-8050	INTEREST PAYMENT	29,738	27,363	24,988	24,988	22,613	20,238	16,675	13,113	9,550
<b>Debt Service - 2013 Refunding Bond</b>										
82-820-99-00-8000	PRINCIPAL PAYMENT	500,000	520,000	565,000	565,000	585,000	610,000	645,000	675,000	700,000
82-820-99-00-8050	INTEREST PAYMENT	173,033	163,033	152,113	152,113	139,400	121,850	103,550	84,200	57,200
	<b>Expenditures</b>	<b>1,453,791</b>	<b>1,458,497</b>	<b>1,547,989</b>	<b>1,542,269</b>	<b>1,616,195</b>	<b>1,672,038</b>	<b>1,712,234</b>	<b>1,747,674</b>	<b>1,796,828</b>
	<b>Surplus(Deficit)</b>	<b>(10,301)</b>	<b>21,297</b>	<b>(11,354)</b>	<b>4,364</b>	<b>(35,944)</b>	<b>(46,423)</b>	<b>(60,242)</b>	<b>(72,446)</b>	<b>(88,187)</b>
	<b>Fund Balance</b>	<b>489,057</b>	<b>510,355</b>	<b>474,039</b>	<b>514,719</b>	<b>478,775</b>	<b>432,352</b>	<b>372,110</b>	<b>299,664</b>	<b>211,477</b>
		33.64%	34.99%	30.62%	33.37%	29.62%	25.86%	21.73%	17.15%	11.77%
	<b>Operational Fund Balance %</b>	<b>69.76%</b>	<b>73.11%</b>	<b>62.71%</b>	<b>68.61%</b>	<b>58.45%</b>	<b>51.17%</b>	<b>42.67%</b>	<b>33.28%</b>	<b>22.74%</b>

### Library Capital Fund (84)

The Library Capital Fund derives its revenue from monies collected from building permits. The revenue is used for Library building maintenance and associated capital, contractual and supply purchases.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Licenses & Permits	53,650	100,484	43,200	110,000	50,000	50,000	50,000	50,000	50,000
Investment Earnings	12	16	10	150	100	100	100	-	-
Miscellaneous	130	37	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>53,792</b>	<b>100,537</b>	<b>43,210</b>	<b>110,150</b>	<b>50,100</b>	<b>50,100</b>	<b>50,100</b>	<b>50,000</b>	<b>50,000</b>
<b>Expenditures</b>									
Contractual Services	3,844	3,425	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Supplies	44,851	54,604	48,600	71,500	72,000	72,000	72,000	62,000	48,143
Capital Outlay	-	3,970	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>48,695</b>	<b>61,999</b>	<b>52,100</b>	<b>75,000</b>	<b>75,500</b>	<b>75,500</b>	<b>75,500</b>	<b>65,500</b>	<b>51,643</b>
Surplus (Deficit)	5,097	38,538	(8,890)	35,150	(25,400)	(25,400)	(25,400)	(15,500)	(1,643)
<b>Ending Fund Balance</b>	<b>19,904</b>	<b>58,443</b>	<b>31,274</b>	<b>93,593</b>	<b>68,193</b>	<b>42,793</b>	<b>17,393</b>	<b>1,893</b>	<b>250</b>



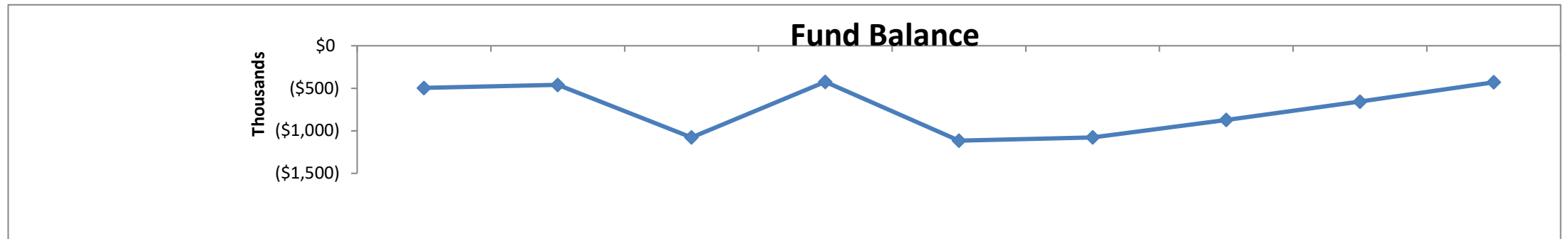
Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>Library Capital</u></b>										
84-000-42-00-4214	DEVELOPMENT FEES	53,450	100,484	43,200	110,000	50,000	50,000	50,000	50,000	50,000
84-000-42-00-4224	RENEW PROGRAM PERMITS	200	-	-	-	-	-	-	-	-
84-000-45-00-4500	INVESTMENT EARNINGS	12	16	10	150	100	100	100	-	-
84-000-48-00-4850	MISCELLANEOUS INCOME	130	37	-	-	-	-	-	-	-
	<b>Revenue</b>	<b>53,792</b>	<b>100,537</b>	<b>43,210</b>	<b>110,150</b>	<b>50,100</b>	<b>50,100</b>	<b>50,100</b>	<b>50,000</b>	<b>50,000</b>
84-840-54-00-5406	RENEW PROGRAM	200	-	-	-	-	-	-	-	-
84-840-54-00-5460	E-BOOKS SUBSCRIPTION	3,644	3,425	3,500	3,500	3,500	3,500	3,500	3,500	3,500
84-840-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	15,444	7,367	15,000	15,000	15,000	15,000	15,000	15,000	15,000
84-840-56-00-5683	AUDIO BOOKS	2,758	3,531	1,600	3,000	3,500	3,500	3,500	3,500	3,500
84-840-56-00-5684	COMPACT DISCS & OTHER MUSIC	-	699	500	500	500	500	500	500	500
84-840-56-00-5685	DVD'S	1,843	1,903	1,500	3,000	3,000	3,000	3,000	3,000	3,000
84-840-56-00-5686	BOOKS	24,806	41,104	30,000	50,000	50,000	50,000	50,000	40,000	26,143
84-840-60-00-6020	BUILDINGS & STRUCTURES	-	3,970	-	-	-	-	-	-	-
	<b>Expenditures</b>	<b>48,695</b>	<b>61,999</b>	<b>52,100</b>	<b>75,000</b>	<b>75,500</b>	<b>75,500</b>	<b>75,500</b>	<b>65,500</b>	<b>51,643</b>
	<b>Surplus(Deficit)</b>	<b>5,097</b>	<b>38,538</b>	<b>(8,890)</b>	<b>35,150</b>	<b>(25,400)</b>	<b>(25,400)</b>	<b>(25,400)</b>	<b>(15,500)</b>	<b>(1,643)</b>
	<b>Fund Balance</b>	<b>19,904</b>	<b>58,443</b>	<b>31,274</b>	<b>93,593</b>	<b>68,193</b>	<b>42,793</b>	<b>17,393</b>	<b>1,893</b>	<b>250</b>



### Countryside TIF Fund (87)

The Countryside TIF was created in February of 2005, with the intent of constructing a future retail development at Countryside Center. This TIF is located at the northwest corner of US Route 34 and IL Route 47.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Taxes	215,360	198,294	246,261	198,918	232,318	260,762	429,192	439,922	450,920
<b>Total Revenue</b>	<b>215,360</b>	<b>198,294</b>	<b>246,261</b>	<b>198,918</b>	<b>232,318</b>	<b>260,762</b>	<b>429,192</b>	<b>439,922</b>	<b>450,920</b>
<b>Expenditures</b>									
Contractual Services	1,940	12,691	713,749	13,710	713,963	14,301	14,649	15,007	15,376
Debt Service	159,227	149,669	149,358	149,358	209,845	208,311	209,316	208,787	209,422
<b>Total Expenditures</b>	<b>161,167</b>	<b>162,360</b>	<b>863,107</b>	<b>163,068</b>	<b>923,808</b>	<b>222,612</b>	<b>223,965</b>	<b>223,794</b>	<b>224,798</b>
Surplus (Deficit)	54,193	35,934	(616,846)	35,850	(691,490)	38,150	205,227	216,128	226,122
<b>Ending Fund Balance</b>	<b>(495,754)</b>	<b>(459,819)</b>	<b>(1,077,343)</b>	<b>(423,969)</b>	<b>(1,115,459)</b>	<b>(1,077,309)</b>	<b>(872,082)</b>	<b>(655,954)</b>	<b>(429,832)</b>

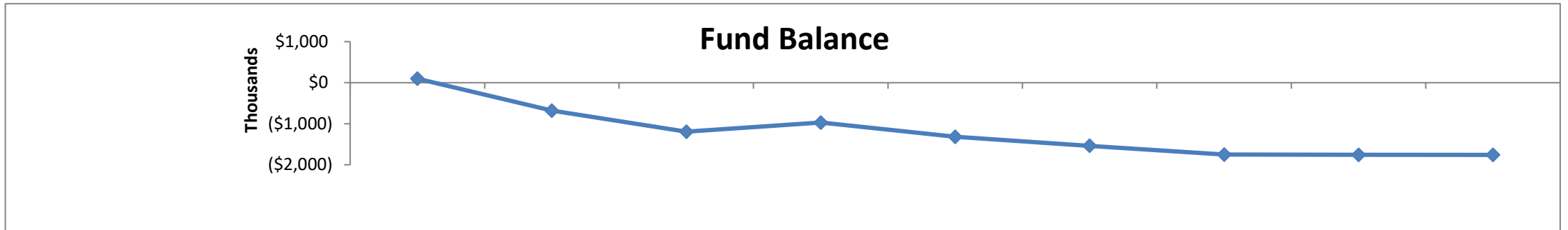


Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>Countryside TIF</u></b>										
87-000-40-00-4000	PROPERTY TAXES	215,360	198,294	246,261	198,918	232,318	260,762	429,192	439,922	450,920
	<b>Revenue</b>	<b>215,360</b>	<b>198,294</b>	<b>246,261</b>	<b>198,918</b>	<b>232,318</b>	<b>260,762</b>	<b>429,192</b>	<b>439,922</b>	<b>450,920</b>
87-870-54-00-5401	ADMINISTRATIVE CHARGEBACK	-	10,701	11,049	11,049	11,263	11,601	11,949	12,307	12,676
87-870-54-00-5425	TIF INCENTIVE PAYOUT	-	-	700,000	-	700,000	-	-	-	-
87-870-54-00-5462	PROFESSIONAL SERVICES	1,281	1,329	2,000	2,000	2,000	2,000	2,000	2,000	2,000
87-870-54-00-5498	PAYING AGENT FEES	659	661	700	661	700	700	700	700	700
<b>2015A Bond</b>										
87-870-77-00-8000	PRINCIPAL PAYMENT	26,457	41,009	42,336	42,336	104,517	107,163	112,455	116,424	121,716
87-870-77-00-8050	INTEREST PAYMENT	82,055	57,945	56,307	56,307	54,613	50,433	46,146	41,648	36,991
<b>Debt Service - 2014 Refunding Bond</b>										
87-870-93-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	-	-	-
87-870-93-00-8050	INTEREST PAYMENT	50,715	50,715	50,715	50,715	50,715	50,715	50,715	50,715	50,715
	<b>Expenditures</b>	<b>161,167</b>	<b>162,360</b>	<b>863,107</b>	<b>163,068</b>	<b>923,808</b>	<b>222,612</b>	<b>223,965</b>	<b>223,794</b>	<b>224,798</b>
	<b>Surplus(Deficit)</b>	<b>54,193</b>	<b>35,934</b>	<b>(616,846)</b>	<b>35,850</b>	<b>(691,490)</b>	<b>38,150</b>	<b>205,227</b>	<b>216,128</b>	<b>226,122</b>
	<b>Fund Balance</b>	<b>(495,754)</b>	<b>(459,819)</b>	<b>(1,077,343)</b>	<b>(423,969)</b>	<b>(1,115,459)</b>	<b>(1,077,309)</b>	<b>(872,082)</b>	<b>(655,954)</b>	<b>(429,832)</b>

### Downtown TIF Fund (88)

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

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Taxes	67,307	76,186	80,000	78,417	80,000	80,000	80,000	80,000	80,000
Miscellaneous	1,456	-	-	-	-	-	-	-	-
Other Financing Sources	-	800,000	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>68,763</b>	<b>876,186</b>	<b>80,000</b>	<b>78,417</b>	<b>80,000</b>	<b>80,000</b>	<b>80,000</b>	<b>80,000</b>	<b>80,000</b>
<b>Expenditures</b>									
Contractual Services	32,016	80,349	72,533	57,533	93,246	69,213	70,209	71,235	72,292
Capital Outlay	192,894	1,574,697	216,663	87,482	114,988	17,488	17,488	13,120	10,000
Debt Service	-	-	225,800	225,800	218,250	212,200	206,084	-	-
<b>Total Expenditures</b>	<b>224,910</b>	<b>1,655,046</b>	<b>514,996</b>	<b>370,815</b>	<b>426,484</b>	<b>298,901</b>	<b>293,781</b>	<b>84,355</b>	<b>82,292</b>
Surplus (Deficit)	(156,147)	(778,860)	(434,996)	(292,398)	(346,484)	(218,901)	(213,781)	(4,355)	(2,292)
<b>Ending Fund Balance</b>	<b>97,556</b>	<b>(681,305)</b>	<b>(1,194,280)</b>	<b>(973,703)</b>	<b>(1,320,187)</b>	<b>(1,539,088)</b>	<b>(1,752,869)</b>	<b>(1,757,224)</b>	<b>(1,759,516)</b>

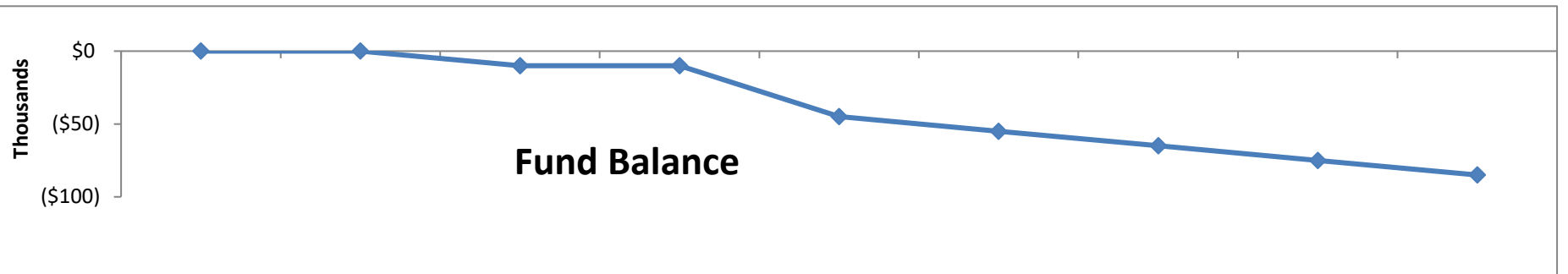


		FY 2017	FY 2018	FY 2019	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Account Number	Description	Actual	Actual	Adopted	Projected	Proposed	Projected	Projected	Projected	Projected
<b><u>Downtown TIF</u></b>										
88-000-40-00-4000	PROPERTY TAXES	67,307	76,186	80,000	78,417	80,000	80,000	80,000	80,000	80,000
88-000-48-00-4850	MISCELLANEOUS INCOME	1,456	-	-	-	-	-	-	-	-
88-000-49-00-4905	LOAN PROCEEDS	-	800,000	-	-	-	-	-	-	-
	<b>Revenue</b>	<b>68,763</b>	<b>876,186</b>	<b>80,000</b>	<b>78,417</b>	<b>80,000</b>	<b>80,000</b>	<b>80,000</b>	<b>80,000</b>	<b>80,000</b>
88-880-54-00-5401	ADMINISTRATIVE CHARGEBACK	-	30,284	31,533	31,533	32,246	33,213	34,209	35,235	36,292
88-880-54-00-5425	TIF INCENTIVE PAYOUT	20,558	22,727	20,000	20,000	20,000	20,000	20,000	20,000	20,000
88-880-54-00-5462	PROFESSIONAL SERVICES	304	4,485	6,000	1,000	1,000	1,000	1,000	1,000	1,000
88-880-54-00-5466	LEGAL SERVICES	11,154	22,853	15,000	5,000	15,000	15,000	15,000	15,000	15,000
88-880-54-00-5470	FACADE REHAB PROGRAM	-	-	-	-	25,000	-	-	-	-
88-880-60-00-6000	PROJECT COSTS	71,970	73,334	179,243	80,000	27,500	10,000	10,000	10,000	10,000
88-880-60-00-6011	PROPERTY ACQUISITION	10,000	1,164,449	-	-	-	-	-	-	-
88-880-60-00-6015	DOWNTOWN HILL	-	-	-	-	50,000	-	-	-	-
88-880-60-00-6045	RIVERFRONT PARK	-	329,494	-	-	-	-	-	-	-
88-880-60-00-6048	DOWNTOWN STREETScape IMPROVEMENT	103,504	-	30,000	-	30,000	-	-	-	-
88-880-60-00-6079	ROUTE 47 EXPANSION	7,420	7,420	7,420	7,482	7,488	7,488	7,488	3,120	-
<b>FNBO Loan - 102 E Van Emmon Building</b>										
88-880-81-00-8000	PRINCIPAL PAYMENT	-	-	200,000	200,000	200,000	200,000	200,000	-	-
88-880-81-00-8050	INTEREST PAYMENT	-	-	25,800	25,800	18,250	12,200	6,084	-	-
	<b>Expenditures</b>	<b>224,910</b>	<b>1,655,046</b>	<b>514,996</b>	<b>370,815</b>	<b>426,484</b>	<b>298,901</b>	<b>293,781</b>	<b>84,355</b>	<b>82,292</b>
	<b>Surplus(Deficit)</b>	<b>(156,147)</b>	<b>(778,860)</b>	<b>(434,996)</b>	<b>(292,398)</b>	<b>(346,484)</b>	<b>(218,901)</b>	<b>(213,781)</b>	<b>(4,355)</b>	<b>(2,292)</b>
	<b>Fund Balance</b>	<b>97,556</b>	<b>(681,305)</b>	<b>(1,194,280)</b>	<b>(973,703)</b>	<b>(1,320,187)</b>	<b>(1,539,088)</b>	<b>(1,752,869)</b>	<b>(1,757,224)</b>	<b>(1,759,516)</b>

### Downtown TIF Fund II (89)

The Downtown TIF II was created in 2018, in order to help promote downtown redevelopment and support the existing Downtown TIF.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Taxes	-	-	-	-	-	-	-	-	-
Investment Earnings	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	-	-	-	-	-	-	-	-	-
<b>Expenditures</b>									
Contractual Services	-	-	10,000	10,000	35,000	10,000	10,000	10,000	10,000
Capital Outlay	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	-	-	<b>10,000</b>	<b>10,000</b>	<b>35,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
Surplus (Deficit)	-	-	(10,000)	(10,000)	(35,000)	(10,000)	(10,000)	(10,000)	(10,000)
<b>Ending Fund Balance</b>	-	-	<b>(10,000)</b>	<b>(10,000)</b>	<b>(45,000)</b>	<b>(55,000)</b>	<b>(65,000)</b>	<b>(75,000)</b>	<b>(85,000)</b>

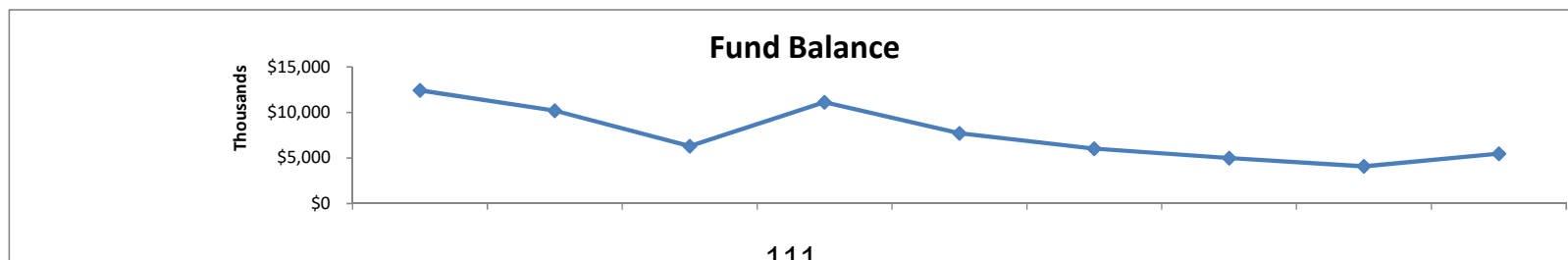


Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>Downtown TIF II</u></b>										
89-000-40-00-4000	PROPERTY TAXES	-	-	-	-	-	-	-	-	-
89-000-45-00-4500	INVESTMENT EARNINGS	-	-	-	-	-	-	-	-	-
	<b>Revenue</b>	-	-	-	-	-	-	-	-	-
89-890-54-00-5401	ADMINISTRATIVE CHARGEBACK	-	-	-	-	-	-	-	-	-
89-890-54-00-5462	PROFESSIONAL SERVICES	-	-	-	-	-	-	-	-	-
89-890-54-00-5466	LEGAL SERVICES	-	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000
89-890-54-00-5470	FACADE REHAB PROGRAM	-	-	-	-	25,000	-	-	-	-
89-890-60-00-6000	PROJECT COSTS	-	-	-	-	-	-	-	-	-
	<b>Expenditures</b>	-	-	10,000	10,000	35,000	10,000	10,000	10,000	10,000
	<b>Surplus(Deficit)</b>	-	-	(10,000)	(10,000)	(35,000)	(10,000)	(10,000)	(10,000)	(10,000)
	<b>Fund Balance</b>	-	-	(10,000)	(10,000)	(45,000)	(55,000)	(65,000)	(75,000)	(85,000)

### United City of Yorkville - Consolidated Budget

The table and graph below present the City's funds in aggregate, similar to that of a private business (for illustrative purposes only). All budgeted funds are included except for the following: Park & Recreation Capital portion of Vehicle and Equipment (25); Library Operations (82); Library Capital (84); and Park & Recreation (79).

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Taxes	11,093,920	11,260,019	11,369,492	11,546,963	11,732,554	11,964,911	12,337,709	12,416,478	12,639,237
Intergovernmental	3,256,276	2,997,973	3,745,778	3,881,434	3,228,316	3,288,384	3,354,654	3,417,150	3,485,894
Licenses & Permits	926,915	1,307,703	572,500	1,134,663	674,826	649,826	649,826	649,826	645,180
Fines & Forfeits	146,858	132,347	137,100	126,300	134,050	134,050	134,050	134,050	134,050
Charges for Service	7,590,425	8,456,964	8,292,497	8,560,419	8,357,543	8,597,169	8,855,403	9,118,544	9,407,158
Investment Earnings	64,084	114,527	34,250	161,000	128,320	111,551	97,784	87,542	94,372
Reimbursements	365,501	465,490	1,164,077	1,367,100	3,088,849	82,549	75,000	75,000	246,600
Land Cash Contributions	47,753	125,491	11,639	162,779	58,435	19,579	-	-	28,305
Miscellaneous	87,704	82,439	88,241	91,503	119,999	122,393	124,847	127,362	129,940
Other Financing Sources	7,852,410	3,499,458	1,905,574	1,919,806	1,120,370	1,227,284	1,546,621	1,686,432	1,360,538
<b>Total Revenue</b>	<b>31,431,846</b>	<b>28,442,411</b>	<b>27,321,148</b>	<b>28,951,967</b>	<b>28,643,262</b>	<b>26,197,696</b>	<b>27,175,894</b>	<b>27,712,384</b>	<b>28,171,274</b>
<b>Expenditures</b>									
Salaries	4,816,133	5,159,152	5,577,267	5,378,355	5,997,636	6,303,758	6,546,150	6,797,729	7,058,829
Benefits	2,976,086	3,263,393	3,427,605	3,237,950	3,700,741	3,989,196	4,224,532	4,513,175	4,820,331
Contractual Services	6,097,547	6,483,365	7,074,956	6,479,150	7,467,146	6,563,784	6,569,646	6,518,707	6,665,314
Supplies	708,218	763,900	886,926	917,166	1,004,929	975,149	993,755	1,013,291	1,033,805
Capital Outlay	7,572,362	6,928,000	5,780,925	4,306,286	6,646,967	2,706,721	2,627,952	2,688,927	1,812,206
Developer Commitment	33,872	34,888	35,938	35,938	30,721	-	-	-	-
Debt Service	4,110,569	4,014,513	4,441,530	4,443,493	4,653,319	4,538,544	4,042,455	3,677,594	2,237,540
Other Financing Uses	8,927,076	4,029,313	3,205,452	3,211,922	2,556,361	2,812,443	3,196,689	3,415,325	3,157,087
<b>Total Expenditures</b>	<b>35,241,863</b>	<b>30,676,524</b>	<b>30,430,599</b>	<b>28,010,260</b>	<b>32,057,820</b>	<b>27,889,595</b>	<b>28,201,179</b>	<b>28,624,748</b>	<b>26,785,112</b>
Surplus (Deficit)	(3,810,017)	(2,234,113)	(3,109,451)	941,707	(3,414,558)	(1,691,899)	(1,025,285)	(912,364)	1,386,162
<b>Ending Fund Balance</b>	<b>12,417,105</b>	<b>10,182,982</b>	<b>6,293,309</b>	<b>11,124,689</b>	<b>7,710,131</b>	<b>6,018,232</b>	<b>4,992,947</b>	<b>4,080,583</b>	<b>5,466,745</b>
	35.23%	33.19%	20.68%	39.72%	24.05%	21.58%	17.70%	14.26%	20.41%

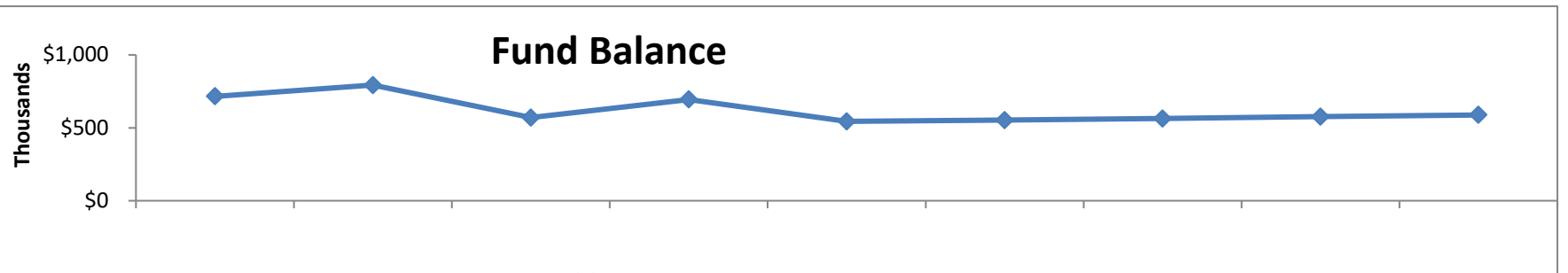




### Yorkville Parks and Recreation - Consolidated Budget

The table and graph below present the Park & Recreation funds in aggregate, similar to that of a private business (for illustrative purposes only). All budgeted Park & Recreation funds are included: Parks & Recreation (79); and the Parks & Recreation Capital portion of Vehicle & Equipment Fund (25).

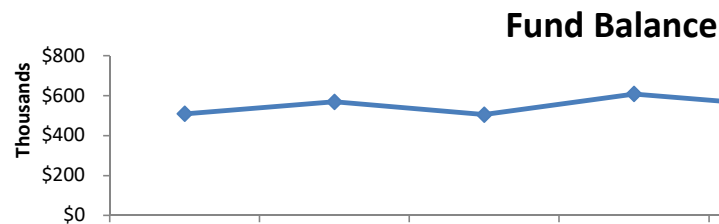
	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Intergovernmental	-	-	81,815	81,815	-	-	-	-	-
Charges for Service	533,884	529,166	571,000	588,500	637,000	637,000	637,000	637,000	637,000
Investment Earnings	414	1,150	650	2,350	2,350	2,350	2,350	2,350	2,350
Reimbursements	3,002	174	-	19,158	-	-	-	-	-
Miscellaneous	209,970	234,784	201,000	204,849	200,500	202,416	204,409	206,481	208,636
Other Financing Sources	1,366,810	1,308,583	1,274,699	1,274,699	1,410,988	1,558,701	1,622,068	1,699,258	1,765,181
<b>Total Revenue</b>	<b>2,114,080</b>	<b>2,073,857</b>	<b>2,129,164</b>	<b>2,171,371</b>	<b>2,250,838</b>	<b>2,400,467</b>	<b>2,465,827</b>	<b>2,545,089</b>	<b>2,613,167</b>
<b>Expenditures</b>									
Salaries	805,190	868,189	989,828	992,500	1,103,861	1,133,217	1,163,393	1,194,415	1,226,308
Benefits	365,079	390,010	437,531	415,316	448,232	470,329	501,290	534,481	570,072
Contractual Services	313,168	319,233	294,214	282,579	306,682	295,490	295,663	307,143	307,442
Supplies	360,884	393,250	506,935	527,606	489,630	490,901	492,235	493,636	495,107
Capital Outlay	53,908	25,167	50,000	50,000	50,000	-	-	-	-
Debt Service	2,219	2,219	2,219	2,280	2,366	2,366	2,367	2,366	2,367
<b>Total Expenditures</b>	<b>1,900,448</b>	<b>1,998,068</b>	<b>2,280,727</b>	<b>2,270,281</b>	<b>2,400,771</b>	<b>2,392,303</b>	<b>2,454,948</b>	<b>2,532,041</b>	<b>2,601,296</b>
Surplus (Deficit)	213,632	75,789	(151,563)	(98,910)	(149,933)	8,164	10,879	13,048	11,871
<b>Ending Fund Balance</b>	<b>716,282</b>	<b>793,168</b>	<b>570,312</b>	<b>694,258</b>	<b>544,325</b>	<b>552,489</b>	<b>563,368</b>	<b>576,416</b>	<b>588,287</b>
	37.69%	39.70%	25.01%	30.58%	22.67%	23.09%	22.95%	22.76%	22.62%



### Yorkville Public Library - Consolidated Budget

The table and graph below present the Library's funds in aggregate, similar to that of a private business (for illustrative purposes only). All budgeted Library funds are included: Library Operations (82); and Library Capital (84).

	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted Budget	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>Revenue</b>									
Taxes	1,372,091	1,402,659	1,464,606	1,457,087	1,492,248	1,536,157	1,563,492	1,585,093	1,619,273
Intergovernmental	18,958	18,086	18,350	30,461	25,250	25,250	25,250	25,250	25,250
Licenses & Permits	53,650	100,484	43,200	110,000	50,000	50,000	50,000	50,000	50,000
Fines & Forfeits	7,355	9,922	8,500	8,500	8,500	8,500	8,500	8,500	8,500
Charges for Service	10,208	12,750	11,500	12,750	12,750	12,750	12,750	12,750	12,750
Investment Earnings	1,606	5,439	1,760	10,150	10,100	10,100	7,600	7,500	5,000
Reimbursements	2,141	691	-	-	-	-	-	-	-
Miscellaneous	7,229	6,525	6,750	4,350	6,500	6,500	6,500	6,500	6,500
Other Financing Sources	24,044	23,775	25,179	23,485	25,003	26,458	28,000	29,635	31,368
<b>Total Revenue</b>	<b>1,497,282</b>	<b>1,580,331</b>	<b>1,579,845</b>	<b>1,656,783</b>	<b>1,630,351</b>	<b>1,675,715</b>	<b>1,702,092</b>	<b>1,725,228</b>	<b>1,758,641</b>
<b>Expenditures</b>									
Salaries	411,502	403,032	422,698	431,500	474,394	488,626	503,284	518,382	533,933
Benefits	158,182	148,184	166,150	164,659	175,658	186,526	198,219	210,723	224,094
Contractual Services	108,253	135,222	149,340	132,739	151,430	152,098	152,806	153,556	154,351
Supplies	71,778	69,692	69,800	96,270	93,200	93,200	93,200	83,200	69,343
Capital Outlay	-	3,970	-	-	-	-	-	-	-
Debt Service	752,771	760,396	792,101	792,101	797,013	827,088	840,225	847,313	866,750
<b>Total Expenditures</b>	<b>1,502,486</b>	<b>1,520,496</b>	<b>1,600,089</b>	<b>1,617,269</b>	<b>1,691,695</b>	<b>1,747,538</b>	<b>1,787,734</b>	<b>1,813,174</b>	<b>1,848,471</b>
Surplus (Deficit)	(5,204)	59,835	(20,244)	39,514	(61,344)	(71,823)	(85,642)	(87,946)	(89,830)
<b>Ending Fund Balance</b>	<b>508,961</b>	<b>568,798</b>	<b>505,313</b>	<b>608,312</b>	<b>546,968</b>	<b>475,145</b>	<b>389,503</b>	<b>301,557</b>	<b>211,727</b>
	33.87%	37.41%	31.58%	37.61%	32.33%	27.19%	21.79%	16.63%	11.45%



Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b>CITY</b>										
	<b><u>Cash Flow - Surplus(Deficit)</u></b>									
	General	522,383	282,289	(752,834)	199	-	(575,977)	(1,043,229)	(1,545,123)	(1,611,461)
	Fox Hill	18,522	(8,186)	4,546	4,546	(17,596)	3,055	2,899	2,735	1,123
	Sunflower	15,399	(5,477)	(3,198)	(3,196)	4,163	5,978	5,822	5,658	4,046
Operating Funds	Motor Fuel Tax	(90,999)	(93,729)	(155,970)	(68,366)	(183,884)	(178,122)	(146,470)	(95,455)	(26,196)
	City Wide Capital	(1,648,379)	(966,633)	(438,576)	165,825	(626,379)	39,000	57,267	77,018	80,552
	Vehicle & Equipment	-	37,930	(1,574)	66,473	(12,842)	(6,773)	(6,773)	(10,948)	4,862
	Debt Service	-	-	-	-	-	-	-	-	-
	Water	(2,370,144)	(241,882)	(345,353)	896,467	(1,070,213)	(478,170)	(310)	258,454	2,223,570
	Sewer	(192,843)	33,021	(633,763)	(338,057)	(388,418)	(224,868)	129,063	273,524	682,531
	Land Cash	37,998	(528,520)	279,113	484,364	(46,415)	(85,271)	(5,000)	(80,000)	(186,695)
	Countryside TIF	54,193	35,934	(616,846)	35,850	(691,490)	38,150	205,227	216,128	226,122
	Downtown TIF	(156,147)	(778,860)	(434,996)	(292,398)	(346,484)	(218,901)	(213,781)	(4,355)	(2,292)
	Downtown TIF II	-	-	(10,000)	(10,000)	(35,000)	(10,000)	(10,000)	(10,000)	(10,000)
		<b>(3,810,017)</b>	<b>(2,234,113)</b>	<b>(3,109,451)</b>	<b>941,707</b>	<b>(3,414,558)</b>	<b>(1,691,899)</b>	<b>(1,025,285)</b>	<b>(912,364)</b>	<b>1,386,162</b>
	<b><u>Cash Flow - Fund Balance</u></b>									
	General	6,214,089	6,496,373	5,468,778	6,496,572	6,496,572	5,920,595	4,877,366	3,332,243	1,720,782
	Fox Hill	14,742	6,556	9,954	11,102	(6,494)	(3,439)	(540)	2,195	3,318
	Sunflower	(15,774)	(21,251)	(28,236)	(24,447)	(20,284)	(14,306)	(8,484)	(2,826)	1,220
Operating Funds	Motor Fuel Tax	792,224	698,493	428,536	630,127	446,243	268,121	121,651	26,196	-
	City Wide Capital	1,355,530	388,897	(30,817)	554,722	(71,657)	(32,657)	24,610	101,628	182,180
	Vehicle & Equipment	-	37,930	6,435	104,403	91,561	84,788	78,015	67,067	71,929
	Debt Service	-	-	-	-	-	-	-	-	-
	Water	2,826,144	2,584,259	1,952,155	3,480,726	2,410,513	1,932,343	1,932,033	2,190,487	4,414,057
	Sewer	1,378,030	1,411,053	705,765	1,072,996	684,578	459,710	588,773	862,297	1,544,828
	Land Cash	250,318	(278,204)	62,362	206,160	159,745	74,474	69,474	(10,526)	(197,221)
	Countryside TIF	(495,754)	(459,819)	(1,077,343)	(423,969)	(1,115,459)	(1,077,309)	(872,082)	(655,954)	(429,832)
	Downtown TIF	97,556	(681,305)	(1,194,280)	(973,703)	(1,320,187)	(1,539,088)	(1,752,869)	(1,757,224)	(1,759,516)
	Downtown TIF II	-	-	(10,000)	(10,000)	(45,000)	(55,000)	(65,000)	(75,000)	(85,000)
		<b>12,417,105</b>	<b>10,182,982</b>	<b>6,293,309</b>	<b>11,124,689</b>	<b>7,710,131</b>	<b>6,018,232</b>	<b>4,992,947</b>	<b>4,080,583</b>	<b>5,466,745</b>

Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>Park &amp; Recreation</u></b>										
	<b><u>Cash Flow - Surplus(Deficit)</u></b>									
	Vehicle & Equipment	268,567	48,910	(46,069)	(40,930)	(51,516)	1,484	1,483	1,484	1,483
	Park & Rec	(54,885)	27,975	(105,494)	(57,980)	(98,417)	6,680	9,396	11,564	10,388
		<b>213,682</b>	<b>76,885</b>	<b>(151,563)</b>	<b>(98,910)</b>	<b>(149,933)</b>	<b>8,164</b>	<b>10,879</b>	<b>13,048</b>	<b>11,871</b>
	<b><u>Cash Flow - Fund Balance</u></b>									
	Vehicle & Equipment	270,407	319,316	257,366	278,386	226,870	228,354	229,837	231,321	232,804
	Park & Rec	445,875	473,852	312,946	415,872	317,455	324,135	333,531	345,095	355,483
		<b>716,282</b>	<b>793,168</b>	<b>570,312</b>	<b>694,258</b>	<b>544,325</b>	<b>552,489</b>	<b>563,368</b>	<b>576,416</b>	<b>588,287</b>
<b><u>Library</u></b>										
	<b><u>Cash Flow - Surplus(Deficit)</u></b>									
	Library Ops	(10,301)	21,297	(11,354)	4,364	(35,944)	(46,423)	(60,242)	(72,446)	(88,187)
	Library Capital	5,097	38,538	(8,890)	35,150	(25,400)	(25,400)	(25,400)	(15,500)	(1,643)
		<b>(5,204)</b>	<b>59,835</b>	<b>(20,244)</b>	<b>39,514</b>	<b>(61,344)</b>	<b>(71,823)</b>	<b>(85,642)</b>	<b>(87,946)</b>	<b>(89,830)</b>
	<b><u>Cash Flow - Fund Balance</u></b>									
	Library Ops	489,057	510,355	474,039	514,719	478,775	432,352	372,110	299,664	211,477
	Library Capital	19,904	58,443	31,274	93,593	68,193	42,793	17,393	1,893	250
		<b>508,961</b>	<b>568,798</b>	<b>505,313</b>	<b>608,312</b>	<b>546,968</b>	<b>475,145</b>	<b>389,503</b>	<b>301,557</b>	<b>211,727</b>

Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>Allocated Insurance Expenditures - Aggregated</u></b>										
	Liability Insurance	349,012	357,790	380,745	359,518	384,269	407,324	431,763	457,669	485,129
	Unemployment Ins	13,398	8,173	23,750	12,105	18,500	18,500	18,500	18,500	18,500
	<u>City</u> Health Insurance	1,348,553	1,449,504	1,556,961	1,412,978	1,669,411	1,859,390	2,001,851	2,195,543	2,405,744
	<u>City</u> Dental Insurance	102,393	104,207	104,404	99,938	111,422	120,718	128,388	136,782	145,831
	<u>City</u> Vision Insurance	12,559	14,325	14,846	14,209	15,779	16,251	16,919	17,656	18,445
	<u>Library</u> <u>Health Insurance</u>	74,462	65,658	79,318	73,931	81,184	87,679	94,693	102,268	110,449
	<u>Library</u> Dental Insurance	5,286	4,672	4,652	6,699	6,987	7,336	7,703	8,088	8,492
	<u>Library</u> Vision Insurance	651	637	701	973	1,012	1,012	1,042	1,073	1,105
<b><u>Property Taxes</u></b>										
	Corporate	2,206,925	2,129,984	2,191,279	2,191,159	2,119,323	2,161,709	2,204,943	2,249,042	2,294,023
	Police Pension	817,490	963,908	958,544	958,476	1,105,927	1,155,927	1,205,927	1,255,927	1,305,927
	<i>Total City Capped</i>	3,024,415	3,093,892	3,149,823	3,149,635	3,225,250	3,317,636	3,410,870	3,504,969	3,599,950
		4.25%	2.30%	1.81%	1.80%	2.40%	2.86%	2.81%	2.76%	2.71%
	Non-Abatement of Debt Service	47,070	-	-	-	-	-	-	-	-
		-85.87%	-100.00%							
	<b>Total City</b>	<b>3,071,485</b>	<b>3,093,892</b>	<b>3,149,823</b>	<b>3,149,635</b>	<b>3,225,250</b>	<b>3,317,636</b>	<b>3,410,870</b>	<b>3,504,969</b>	<b>3,599,950</b>
		-5.04%	0.73%	1.81%	1.80%	2.40%	2.86%	2.81%	2.76%	2.71%
	Library Operations	626,183	644,025	672,505	669,065	699,220	713,204	727,468	742,017	756,857
	Library Debt Service	745,908	758,634	792,101	788,022	793,028	822,953	836,024	843,076	862,416
	<b>Total Library</b>	<b>1,372,091</b>	<b>1,402,659</b>	<b>1,464,606</b>	<b>1,457,087</b>	<b>1,492,248</b>	<b>1,536,157</b>	<b>1,563,492</b>	<b>1,585,093</b>	<b>1,619,273</b>
	<i>Special Service Areas</i>	27,719	22,846	29,018	29,020	31,521	34,685	34,685	34,685	34,685
		6.80%	-17.58%	27.02%	27.02%	8.62%	10.04%	0.00%	0.00%	0.00%

Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>Property Taxes (continued)</u></b>										
	<i>TIF Districts</i>	282,667	274,480	326,261	277,335	312,318	340,762	509,192	519,922	530,920
		307.76%	-2.90%	18.87%	1.04%	12.61%	9.11%	0.00%	0.00%	0.00%
	<i>Road &amp; Bridge Tax</i>	145,522	131,612	135,000	128,668	130,000	130,000	135,000	135,000	140,000
		-15.27%	-9.56%	2.57%	-2.24%	1.04%	0.00%	0.00%	0.00%	0.00%
	<b>Grand Total</b>	<b>4,899,484</b>	<b>4,925,489</b>	<b>5,104,708</b>	<b>5,041,745</b>	<b>5,191,337</b>	<b>5,359,240</b>	<b>5,653,239</b>	<b>5,779,669</b>	<b>5,924,828</b>
		0.89%	0.53%	3.64%	2.36%	2.97%	3.23%	5.49%	2.24%	2.51%
	<b>Total City Debt Service Payments</b>	<b>4,272,015</b>	<b>4,166,401</b>	<b>4,593,107</b>	<b>4,595,131</b>	<b>4,865,530</b>	<b>4,749,221</b>	<b>4,254,138</b>	<b>3,888,747</b>	<b>2,449,329</b>
	<b>Principal</b>	2,833,004	2,924,973	3,464,875	3,465,452	3,858,076	3,885,614	3,541,216	3,302,058	1,983,155
	<b>Interest</b>	1,439,011	1,241,428	1,128,232	1,129,679	1,007,454	863,607	712,922	586,689	466,174
	<b>Building Permits Revenue</b>	<b>291,580</b>	<b>438,320</b>	<b>275,000</b>	<b>501,000</b>	<b>350,000</b>	<b>325,000</b>	<b>325,000</b>	<b>325,000</b>	<b>325,000</b>
<b><u>Aggregated Salary &amp; Wage Information</u></b>										
	<b><u>City</u> Salaries</b>									
	Full Time	5,204,975	5,588,388	6,012,995	5,904,370	6,558,497	6,891,975	7,162,543	7,443,144	7,734,137
	Overtime	126,342	134,470	142,500	143,000	149,000	149,000	149,000	149,000	149,000
	Part Time	290,006	304,483	411,600	323,485	394,000	396,000	398,000	400,000	402,000
	<b>Total</b>	<b>5,621,323</b>	<b>6,027,341</b>	<b>6,567,095</b>	<b>6,370,855</b>	<b>7,101,497</b>	<b>7,436,975</b>	<b>7,709,543</b>	<b>7,992,144</b>	<b>8,285,137</b>
	<b><u>Lib</u> Salaries</b>									
	Full Time	211,185	213,880	226,998	261,500	278,394	286,746	295,348	304,208	313,334
	Part Time	200,317	189,152	195,700	170,000	196,000	201,880	207,936	214,174	220,599
	<b>Total</b>	<b>411,502</b>	<b>403,032</b>	<b>422,698</b>	<b>431,500</b>	<b>474,394</b>	<b>488,626</b>	<b>503,284</b>	<b>518,382</b>	<b>533,933</b>
	<b><u>Total</u> Salaries</b>									
	Full Time	5,416,160	5,802,268	6,239,993	6,165,870	6,836,891	7,178,721	7,457,891	7,747,352	8,047,471
	Overtime	126,342	134,470	142,500	143,000	149,000	149,000	149,000	149,000	149,000
	Part Time	490,323	493,635	607,300	493,485	590,000	597,880	605,936	614,174	622,599
	<b>Total</b>	<b>6,032,825</b>	<b>6,430,373</b>	<b>6,989,793</b>	<b>6,802,355</b>	<b>7,575,891</b>	<b>7,925,601</b>	<b>8,212,827</b>	<b>8,510,526</b>	<b>8,819,070</b>

Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>Aggregated Benefit Information</u></b>										
	<b><u>City</u> Benefits</b>									
	IMRF	295,804	325,586	356,029	341,374	339,225	352,801	374,082	396,716	420,778
	Police Pension	825,413	966,211	963,361	963,361	1,111,484	1,161,484	1,211,484	1,261,484	1,311,484
	FICA	410,468	442,140	484,247	467,713	517,639	543,042	564,215	586,170	608,935
	<b>Total</b>	<b>1,531,685</b>	<b>1,733,937</b>	<b>1,803,637</b>	<b>1,772,448</b>	<b>1,968,348</b>	<b>2,057,327</b>	<b>2,149,781</b>	<b>2,244,370</b>	<b>2,341,197</b>
	<b><u>Lib</u> Benefits</b>									
	IMRF	22,558	22,885	24,252	27,500	25,541	27,040	28,678	30,421	32,273
	FICA	30,778	30,169	31,720	31,720	35,544	36,610	37,708	38,839	40,004
	<b>Total</b>	<b>53,336</b>	<b>53,054</b>	<b>55,972</b>	<b>59,220</b>	<b>61,085</b>	<b>63,650</b>	<b>66,386</b>	<b>69,260</b>	<b>72,277</b>
	<b><u>Total</u> Benefits</b>									
	IMRF	318,362	348,471	380,281	368,874	364,766	379,841	402,760	427,137	453,051
	Police Pension	825,413	966,211	963,361	963,361	1,111,484	1,161,484	1,211,484	1,261,484	1,311,484
	FICA	441,246	472,309	515,967	499,433	553,183	579,652	601,923	625,009	648,939
	<b>Total</b>	<b>1,585,021</b>	<b>1,786,991</b>	<b>1,859,609</b>	<b>1,831,668</b>	<b>2,029,433</b>	<b>2,120,977</b>	<b>2,216,167</b>	<b>2,313,630</b>	<b>2,413,474</b>
<b><u>Selected Capital Projects - Aggregated &gt; \$500,000</u></b>										
	<b><u>Route 47 Expansion Project</u></b>	<b>337,766</b>	<b>337,766</b>	<b>337,766</b>	<b>164,855</b>	<b>149,136</b>	<b>149,136</b>	<b>149,136</b>	<b>62,140</b>	<b>-</b>
	MFT	73,787	73,787	73,787	73,788	73,788	73,788	73,788	30,745	-
	Water	197,544	197,544	197,544	58,053	45,372	45,372	45,372	18,905	-
	Sewer	59,015	59,015	59,015	25,532	22,488	22,488	22,488	9,370	-
	Downtown TIF	7,420	7,420	7,420	7,482	7,488	7,488	7,488	3,120	-
	<b><u>Road to Better Roads Program</u></b>	<b>1,475,105</b>	<b>1,494,401</b>	<b>956,000</b>	<b>605,000</b>	<b>1,406,000</b>	<b>1,389,000</b>	<b>1,095,000</b>	<b>1,482,000</b>	<b>1,151,184</b>
	MFT	300,000	300,000	406,000	360,000	620,000	620,000	620,000	620,000	591,184
	City-Wide Capital	695,767	761,759	100,000	100,000	80,000	80,000	80,000	80,000	80,000
	Water	316,911	272,423	250,000	20,000	569,000	489,000	179,000	362,000	280,000
	Sewer	162,427	160,219	200,000	125,000	137,000	200,000	216,000	420,000	200,000
	<b><u>Mill Road</u></b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>215,000</b>	<b>3,105,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	City-Wide	-	-	-	215,000	3,105,000	-	-	-	-



Account Number	Description	FY 2017 Actual	FY 2018 Actual	FY 2019 Adopted	FY 2019 Projected	FY 2020 Proposed	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected
<b><u>Selected Capital Projects - Aggregated &gt; \$500,000 continued</u></b>										
	<i>Countryside Parkway</i>	<b>3,929,736</b>	<b>635,762</b>	-	-	-	-	-	-	-
	City-Wide	1,211,639	561,550	-	-	-	-	-	-	-
	Water	2,718,097	74,212	-	-	-	-	-	-	-
	<i>Well Rehabs</i>	<b>174,197</b>	<b>264,985</b>	<b>257,500</b>	<b>132,538</b>	<b>165,000</b>	<b>175,000</b>	-	-	-
	Water	174,197	264,985	257,500	132,538	165,000	175,000	-	-	-
	<i>Cation Exchange Media Repl</i>	-	-	<b>9,000</b>	-	<b>185,000</b>	<b>195,000</b>	<b>150,000</b>	-	-
	Water	-	-	9,000	-	185,000	195,000	150,000	-	-
	<i>Rte 71 Water/Sewer Main Replacement</i>	<b>29,870</b>	<b>49,464</b>	<b>722,500</b>	<b>340,000</b>	<b>105,166</b>	<b>105,166</b>	<b>105,166</b>	-	-
	Water	24,195	44,904	533,500	340,000	42,166	42,166	42,166	-	-
	Sewer	5,675	4,560	189,000	-	63,000	63,000	63,000	-	-
	<i>Water Tower Painting</i>	-	-	-	-	-	<b>18,000</b>	<b>495,000</b>	<b>477,000</b>	-
	Water	-	-	-	-	-	18,000	495,000	477,000	-
	<i>Whispering Meadows</i>	-	<b>3,049</b>	<b>1,167,370</b>	<b>1,063,000</b>	<b>22,500</b>	-	-	-	-
	City-Wide	-	2,762	1,070,000	945,000	22,500	-	-	-	-
	Water	-	115	49,220	45,000	-	-	-	-	-
	Sewer	-	172	48,150	73,000	-	-	-	-	-